

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

SYDNEY BETHEL, PLANNER II FROM:

(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

AMY TEMES, INTERIM PRINCIPAL PLANNER % THROUGH:

(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: DECEMBER 5, 2018

SUBJECT: DR18-151, ALDI GROCERY STORE

STRATEGIC INITIATIVE: **Economic Development**

Attract, retain and grow businesses that serve the local and regional customer base as a means to increase Gilbert's sales tax revenue.

RECOMMENDED MOTION

Approve the Finding of Fact and approve DR18-151, ALDI Grocery Store: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 5.54 acres, generally located at the southwest corner of Pecos Road and Market Street and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Phone:

Berry Riddell, LLC Company: Company: Gilbert Growth Properties, LLC

Name: Wendy R. Riddell

Address: 6750 E. Camelback Rd., Suite 100 Address: 6200 Riverside Dr.

> Scottsdale, AZ 85257 Cleveland, OH 44135

(480) 682-3902 (480) 586-4300 Phone:

Email: wr@berryriddell.com Email: hutchjhawk@cox.net

BACKGROUND/DISCUSSION

History

Date	Description
September 28, 1999	The Town Council approved GP98-05 a General Plan amendment and Specific Area Plan for the Spectrum at Val Vista. Town Council
	approved the Z99-06 for Spectrum at Val Vista by adopting
	Ordinance No. 1209. Council further approved a corresponding
	Development Agreement and Pre-Annexation Agreement for the
	Project.
June 20, 2000	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
October 1, 2002	Town Council approved Z01-20, the third amendment to the
	Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commercial Parcel 20)
F.1. 16 2005	Commons Parcel 9 is within Spectrum Parcel 29).
February 16, 2005	The Planning Commission recommended approval of Z04-41, the amendment to the Spectrum at Val Vista PAD for Main Street Commons.
March 15, 2005	Town Council approved an amendment Z04-41 for the Spectrum at Val Vista PAD, Main Street Commons development in Ordinance No. 1641.
March 24, 2005	Design Review Board approved DR04-127, Main Street Commons of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
July 27, 2010	Town Council approved Z10-06, WinCo, amending the Development Plan for Parcel 9.
August 16, 2012	Town Council approved Z12-09 in Ordinance No. 2380, rezoning approximately 51 acres.
July 10, 2014	Design Review Board approved DR14-06 Val Vista Square Design Guidelines.
December 10, 2015	Design Review Board approved DR15-54 Unison Bank located to the north of the subject site.
October 3, 2018	The Planning Commission reviewed DR18-151 ALDI Grocery Store as a Study Session item.

Overview

The subject vacant site is generally located at the southwest corner of Pecos Road and Market Street, southwest of the Unison Bank. The site is zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. The applicant is seeking to develop 2.52 acres of the 5.54 acre master site plan. This proposed development must comply with the Val Vista Square Development

Plan and Design Guidelines, the Town of Gilbert Land Development Code and Commercial Design Guidelines. The applicant is proposing an ALDI retail grocery store as Phase 1 with a master site plan depicting two (2) pads and one (1) shop site. The future retail pads and shop site are shown for preliminary design review only and development will require separate preapplications and design reviews.

Surrounding Land Use & Zoning Designations:

	Existing Land Use	Existing Zoning	Existing Use
	Classification		
North	Residential > 14 - 25	Multi-Family / Medium	Pecos Road then Azul
	DU/Acre	(MF/M) PAD	Apartments
South	Regional Commercial	Regional Commercial	Vacant Val Vista Square
	(RC)	(RC) PAD	Parcel 7
East	Regional Commercial	Regional Commercial	Market Street then WinCo
	(RC)	(RC) PAD	Foods, Alliance Bank and
			retail pads/shops within
			Val Vista Square Parcel 9
West	Regional Commercial	Regional Commercial	Vacant Val Vista Square
	(RC)	(RC) PAD	Parcel 3
Site	Regional Commercial	Regional Commercial	Vacant Parcel 6
	(RC)	(RC) PAD	

Project Data Table

Site Development Regulations	Required per LDC	Proposed
		(ALDI)
Acres		2.52
Maximum Size of Use or User		Phase 1: 20,442 sq. ft
(sq. ft.)		Future Expansion Area:1,308 sq. ft
Maximum Building Height (ft.)	55'	32'
Minimum Building Setback (ft.)		
Front	25'	384'
Side (Street)	20	145'
Side (Non-residential)	20'	230'
Rear (Non-residential)	20'	55'
Minimum Required Perimeter		
Landscape Area (ft.)		
Front	25'	n/a internal to approved Master Site
		Plan
Side (Street)	20'	50'
Side (Non-residential)	20'	n/a internal to approved Master Site
		Plan
Rear (Non-residential)	20'	n/a internal to approved Master Site
		Plan
Landscaping (% of net lot area)	15%	15.8%
Off-Street Parking and Loading		
Master Site Plan	64 Spaces	98 Spaces

Aldi Site Plan	102 Spaces	102 Spaces
	112 Spaces with	
	Future Expansion	
Bicycle Parking		
Master Site Plan	6 Spaces	12 Spaces
Aldi Site Plan	10 Spaces	10 Spaces

DISCUSSION

Site

Phase 1 includes the ALDI retail grocery with two (2) private drives connected by a landscaped focal point located on the southwest portion of the site. Future phases include the two (2) pads and shops, as shown on the master site plan. The proposed ALDI retail grocery store is split into two (2) parts and encompasses approximately 2.52 acres of the entire 5.54 acre site. The first Aldi phase includes the bulk of the proposed building with 20,442 sq. ft. of the total building area and a 1,308 sq. ft. exterior canopy. The second Aldi development phase, labeled as "future expansion area" on the site plan, includes 1,957 sq. ft. to possibly be added to the principal building at a later time.

Two (2) new private drives are proposed for Phase 1 to provide access to the ALDI and subsequent phases included in the master site plan. The private drives access both East Pecos Road and South Market Street. Off of the private drives, there are a total of five (5) proposed access points to the ALDI: three (3) along the west private drive and two (2) located along the southern private drive. Pedestrian access is provided along the exterior of the site and internally, connecting the developments within the master site plan. Shared parking and cross access agreements, as well as construction easements, will be provided to the Town during construction document review to ensure connectivity and adequate parking for the site.

Landscape

The proposed landscape plan is for Phase 1, which includes 11,965 sq. ft. of on-site landscaping and 15,430 sq. ft. of off-site perimeter landscaping. The total new landscape area for Phase 1 is 15.8% of the site area. Foundation landscaping is provided on both the east and south side of the ALDI building and additional foundation landscaping was placed along the exterior of the two (2) cart corrals located on the north and west of the building toward the entrance.

The proposed plant palette is consistent with the Val Vista Square Design Guidelines and the Town of Gilbert requirements. Throneless Mesquite is provided at the two (2) access points along with Red Yucca, New Gold Lantana, and Yellow Bells as accent plants. The plant palette internal to the site contains drought tolerant desert landscaping such as Desert Museum Palo Verde, Desert Diva Desert Willow, and Date Palms for trees and Rio Bravo Sage, Muhlenbergia, Baja Ruellia, and Golden Barrel Cactus for accent plants and shrubbery.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. On-site retention will be provided in the form of underground retention basins.

Elevations, Floor Plan, Colors and Materials

The proposed ALDI retail grocery will be approximately 32' tall at the building's highest point. The proposed exterior materials include brick in Gardener Blend and off-white painted stucco for the foundation of the building, fiber cement paneling in Bark and aluminum composite paneling in Bright Silver for accent materials. The proposed color pallet is generally in compliance with the earth tone requirements of the Val Vista Square Design Guidelines. The top of the building includes traditional parapet roofing with the exception of a raised tower with pitched standing seam metal roofing over the main entryway. A metal canopy is incorporated into the front entry way as a functional accent feature that wraps around the building entrance, providing shade for the cart corral areas and pedestrians.

Lighting

There are three (3) lighting types proposed, parking lot, wall mounted, and canopy. Freestanding light poles are proposed on the site throughout the parking lot to ensure sufficient site lighting and security. Wall mounted light fixtures are included on the north, east and west elevations of the building. Canopy lights are proposed within the bollards located on both sides of the building's front entrance. Lighting may exceed 0.3 within the Val Vista Square, internal to the master site plan. All site lighting will be required to comply with Town codes at the property lines.

Signage

Signage is not included in this approval and must comply with the Main Street Commons / Val Vista Square Master Sign Plan. Administrative Design Review approval is required prior to permitting.

PLANNING COMMISSION STUDY SESSION, OCTOBER 3, 2018

No comments were made by the Planning Commission regarding the project at the October 3, 2018 Planning Commission Study Session.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Finding of Fact and approve DR18-151, ALDI Grocery Store: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 5.54 acres, generally located at the southwest corner of Pecos Road and Market Street and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the December 5, 2018 public hearing.

- 2. Administrative Design Review approval is required for all signage prior to submitting for sign permits.
- 3. Shared parking and cross access agreements, as well as construction easements, shall be provided to the Town during construction document review.
- 4. Cart corrals are not permitted within the parking lot area. Cart corrals must be built as shown on the approved exhibits along the perimeter of the building.

Respectfully submitted,



Sydney Bethel Planner II

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Master Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations
- 9) Floor Plans
- 10) Lighting
- 11) Context Photos

FINDINGS OF FACT DR18-151 ALDI GROCERY STORE

- 1. The project as conditioned is consistent with the applicable Design Guidelines;
- 2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby development; and
- 5. The project design provides for safe and efficient provisions of public services.

DR18-151 ALDI Grocery Store Attachment 2: Notice of Public Hearing December 5, 2018

Notice of Public Hearing

PLANNING COMMISSION DATE:

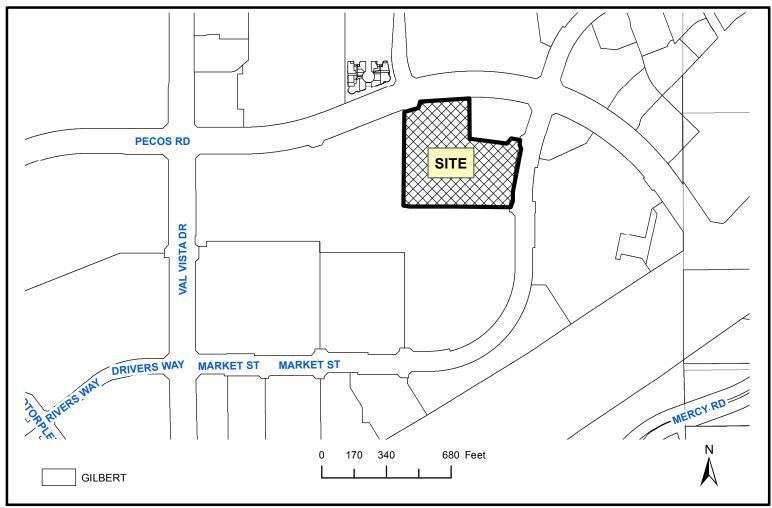
Wednesday, December 5, 2018* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona 85296 * Call Planning Department to verify date and time: (480) 503-6721

REQUESTED ACTION:

DR18-151 ALDI Grocery Store: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 5.54 acres, generally located at the southwest corner of Pecos Road and Market Street, and zoned Regional Commercial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Berry Riddell LLC CONTACT: Wendy Riddell

ADDRESS: 6750 E. Camelback Rd, Ste. 100

Scottsdale, AZ 85257

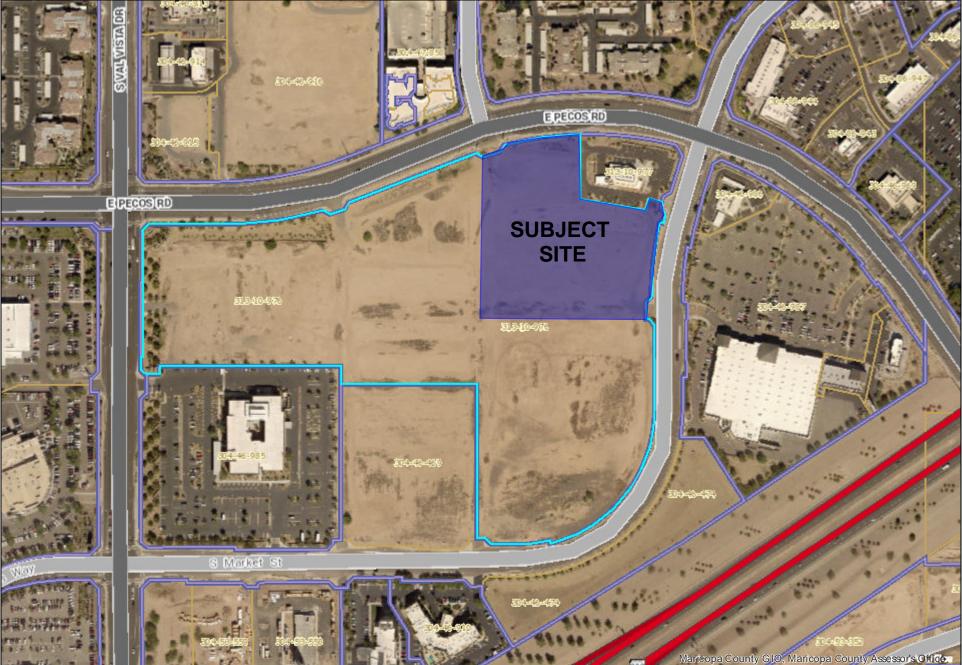
TELEPHONE: (480) 682-3902 E-MAIL:wr@berryriddell.com

^{*} The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting athttps://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission

DR18-151 ALDI Grocery Store Attachment 3: Aerial Photo December 5, 2018



Parcel Map



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HECK BY: STM ATE: 11/05/201

SITE PLAN

ALDI GROCERY STORE

1801 E. PECOS ROAD GILBERT, AZ 85297

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET LIST TABLE SHEET NUMBER SHEET TITLE SP1 SITE PLAN COVER SHEET SITE PLAN

EMAIL: JOSH.WALLS@ALDI.US LEGAL DESCRIPTION

TEL NO. (602) 888-8931 CONTACT: JOSH WALLS

DEVELOPER/OWNER

ALDI, INC. 5080 N. 40TH STREET, SUITE 335 PHOENIX, AZ 85018

A PORTION OF PARCEL 1, SHOWN IN THE MINOR LAND DIVISION RECORDED IN BOOK 1255, PAGE 33, MARICOPA COUNTY RECORDS, ARIZONA AND SAID PARCEL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE PARTICULARLY DESCRIBED AS FOLLOWS:

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC 1001 WEST SOUTHERN AVE. SUITE 13' MESA, ARIZONA 85210
TEL NO. (480) 207–2666
CONTACT: STERLING MARGETTS

EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF SAID MINOR

THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, ALONG THE $\,$ 3. WEST LINE OF SAID PARCEL 2, A DISTANCE OF 38.76 FEET.

THENCE SOUTH O DEGREES 28 MINUTES 28 SECONDS EAS CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 173.81 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE SOUTH 81 DEGREES 01 MINUTE 47 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 214.93 FEET;

THENCE NORTH 12 DEGREES 27 MINUTES 6 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 37.63 FEET;

THENCE SOUTH 76 DEGREES 36 MINUTES 2 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 47.84 FEET TO THE EAST LINE OF SAID PARCEL 1;

THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING 6

THENCE SOUTH 13 DEGREES 30 MINUTES 27 SECONDS WEST, A DISTANCE OF 18.60 FEET;

THENCE SOUTH 30 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 26.19 FEET TO THE POINT OF A NON-TANCENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 12 37 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,246.50 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE b) 22 MINUTES 36 SECONDS, A DISTANCE OF 29.95 FEET;

THENCE NORTH 78 DEGREES 3 MINUTES 44 SECONDS WEST, A
DISTANCE OF 12.00 FEET TO THE POINT OF A NON-TANGENT CURVE 7.
CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 6 DEGREES 21 MINUTES 59 SECONDS WEST, A CHORD DISTANCE OF

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,258.50 FEET, THROUGH A CENTRAL ANGLE OF 11
DEGREES 8 MINUTES 37 SECONDS, A DISTANCE OF 244.77 FEET;

THENCE SOUTH 44 DEGREES 25 MINUTES 31 SECONDS WEST, A

THENCE SOUTH 0 DEGREES 35 MINUTES 42 SECONDS EAST, A DISTANCE OF 26.60 FEET;

HENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS WEST DEPARTING SAID EAST LINE, A DISTANCE OF 48.51 FEET TO A POINT OF CURVE TO THE RIGHT:

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 400.00 FEET. THROUGH A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 4 SECONDS, A DISTANCE OF 110.89 FEET TO A POINT OF REVERSE

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 21 SECONDS, A DISTANCE OF 114.07 FEET;

THENCE SOUTH 89 DEGREES 20 MINUTES 54 SECONDS WEST, A

THENCE NORTH O DEGREES39 MINUTES 6 SECONDS WEST, A DISTANCE OF 44.25 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 25 SECONDS, A DISTANCE OF 173.32 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 13.

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 18 MINUTES 11 SECONDS, A DISTANCE OF 231.97 FEET;

THENCE NORTH 16 DEGREES 34 MINUTES 52 SECONDS WEST, A
DISTANCE OF 47.80 FEET TO A POINT IN THE NORTH LINE OF SAID
PARCEL 1 AND TO THE POINT OF A NON-TANGENT CURVE CONCAVE
TO THE SOUTH WITH A CHORD BEARING OF NORTH 74 DEGREES 7 MINUTES 35 SECONDS EAST, A CHORD DISTANCE OF 28.06 FEET;

THENCE EASTERLY ALONG SAID NORTH LINE AND ALONG SAID IMENUE EASTERT ALUNG SAID NORTH LINE AND ALUNG SAID NORTH LINE AND ALUNG SAID THROUGH A CENTRAL ANGLE OF 01 DEGREE 24 MINUTES 37 SECONDS, A DISTANCE OF 28.06 FEET;

THENCE NORTH 29 DEGREES 49 MINUTES 52 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 28.04 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH WITH A CHORD BEARING OF NORTH 82 DEGREES 3 MINUTES 27 SECONDS EAST, A CHORD DISTANCE OF 252.43 FEET;

THENCE EASTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG THENCE EASTERET CONTINUING ALONG SAID NON-TELLINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET,
THROUGH A CENTRAL ANGLE OF 12 DEGREES 29 MINUTES 34
SECONDS, A DISTANCE OF 252.93 FEET TO THE POINT OF BEGINNING. 18.

TO<u>WN OF GILBERT SITE PLAN NOTES</u>

ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE, SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL

AT LEAST 6 FEET IN HEIGHT.

ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS

AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY AND EQUIPMENT SHALL BE FULLI SCREENED FROM VIEW A 6-SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL

USES.
S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY
CABINET SHALL BE FULLY SCREENED FROM WEW FROM
STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND
THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:

a) FULLY RECESSING THE CABINET INTO THE BUILDING AND

O) FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;

SOREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L—SHAPED, U—SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;

C) AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARMENT PRIOR TO ISSULANCE OF ANY

PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY

THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS. ROOF—MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:

THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR; BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN

ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET

WALL.
GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY
SCREENED FROM VIEW (FROM STREETS OR SURROUNDING
COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE

ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR; ROUTED UNDERGROUND.

ALL BACKFLOW PREVENTION DEVICES 2"OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6"RADIUS OF THE DEVICE, ALL BACKELOW PREVENTERS LESS. THAN 2"SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

ALL FREESTANDING LIGHT POLES SHALL:

BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER

b) HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH THE FRIMANT BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30°FROM ADJACENT GRADE. BE LOCATED TO AVOID CONFLICT WITH TREES.

SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE 12. LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25: LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY

LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILDING THAN BUILDING AND BUILDING BUILDING AND BUILDING BU

ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AIN.
BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND
PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED
CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION
AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A

CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY.

THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.

ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.

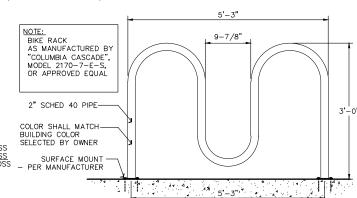
EXISTING ON—SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE. SITE CALCULATIONS

1801 E. PECOS ROAD GILBERT, AZ ADDRESS: 313-10-976

EXISTING ZONING PROPOSED ZONING: ADJACENT ZONING:

2.52± AC NET (109,792 SF) /2.52± AC GROSS 1.31± AC NET/ 1.31± AC GROSS 1.71± AC NET/ 1.71± AC GROSS 5.54± AC NET/ 5.54± AC GROSS PROPOSED ALDI LOT AREA: PAD 1 LOT AREA SHOPS/PAD 2 LOT AREA TOTAL LOT AREA:

NOTE: GROSS AND NET ARE SAME ACREAGE SINCE NO RIGHT OF WAY DEDICATIONS ARE PROPOSED.



LOOP BIKE RACK DETAIL

BENCHMARK

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT CONSISTS OF A NEW 20,442 SQUARE FOOT ALDI GROCERY STORE BUILDING (22,399 SF WITH SQUARE FOOT ALDI GROCERY STORE BUILDING (22,399 SF WITH FUTURE EXPANSION), FUTURE PADS, FUTURE SHOPS, AND ASSOCIATED SITE IMPROVEMENTS IN GILBERT, ARIZONA. THE OVERALL SITE, 5.54± ACRES, IS BOUNDED BY E PECOS ROAD TO THE NORTH, S MARKET STREET TO THE EAST, COMMERCIAL PAD TO THE SOUTH, AND S VAL VISTA DRIVE TO THE WEST.

THE PROPOSED ESTABLISHMENT IS A GROCERY STORE AND FUTURE OUTPARCELS (PADS AND SHOPS). THE CURRENT ZONING FOR THE SITE IS REGIONAL COMMERCIAL (RC). THE ZONING TO THE NORTH, EAST, AND SOUTH IS REGIONAL COMMERCIAL (RC).

THE PROPOSED DEVELOPMENT WILL RETAIN THE 50-YR 24-HR STORM EVENT IN A COMBINATION OF ON-SITE IN UNDERGROUND STORAGE PIPES IN THE PARKING AREA AND SURFACE BASINS SOUTH OF THE SITE PER THE MASTER DRAINAGE REPORT.

FOUND ½ METAL ROD W/3' MARICOPA COUNTRY BRASS CAP STAMPED "T3S, R6E ¼ S33 T2S, R6E ¼ 2001, RLS 15573" NAVD88 ELEVATION = 1282.71

BASIS OF BEARING

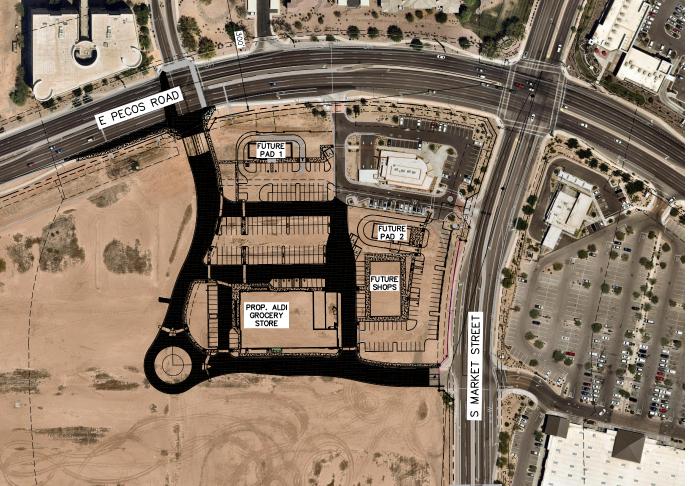
THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AS SHOWN IN BOOK 1255, PAGE 33, MARICOPA COUNTY

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2742M, DATED NOVEMBER 04/2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X." AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF FROM 1% ANNUAL CHANCE FLOOD

DRAINAGE STATEMENT:

THE PROPOSED DEVELOPMENT WILL RETAIN ALL ON—SITE AND ADJACENT HALF—STREET FLOWS GENERATED FROM THE 50—YEAR 24-HOUR STORM IN SURFACE AND UNDERGROUND RETENTION BASINS PER TOWN OF GILBERT PUBLIC WORKS AND ENGINEERING STANDARDS.

EXISTING RETENTION BASIN SOUTH OF MARKET STREET IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT PREPARED BY EPS GROUP, INC. DATED MARCH 2005.

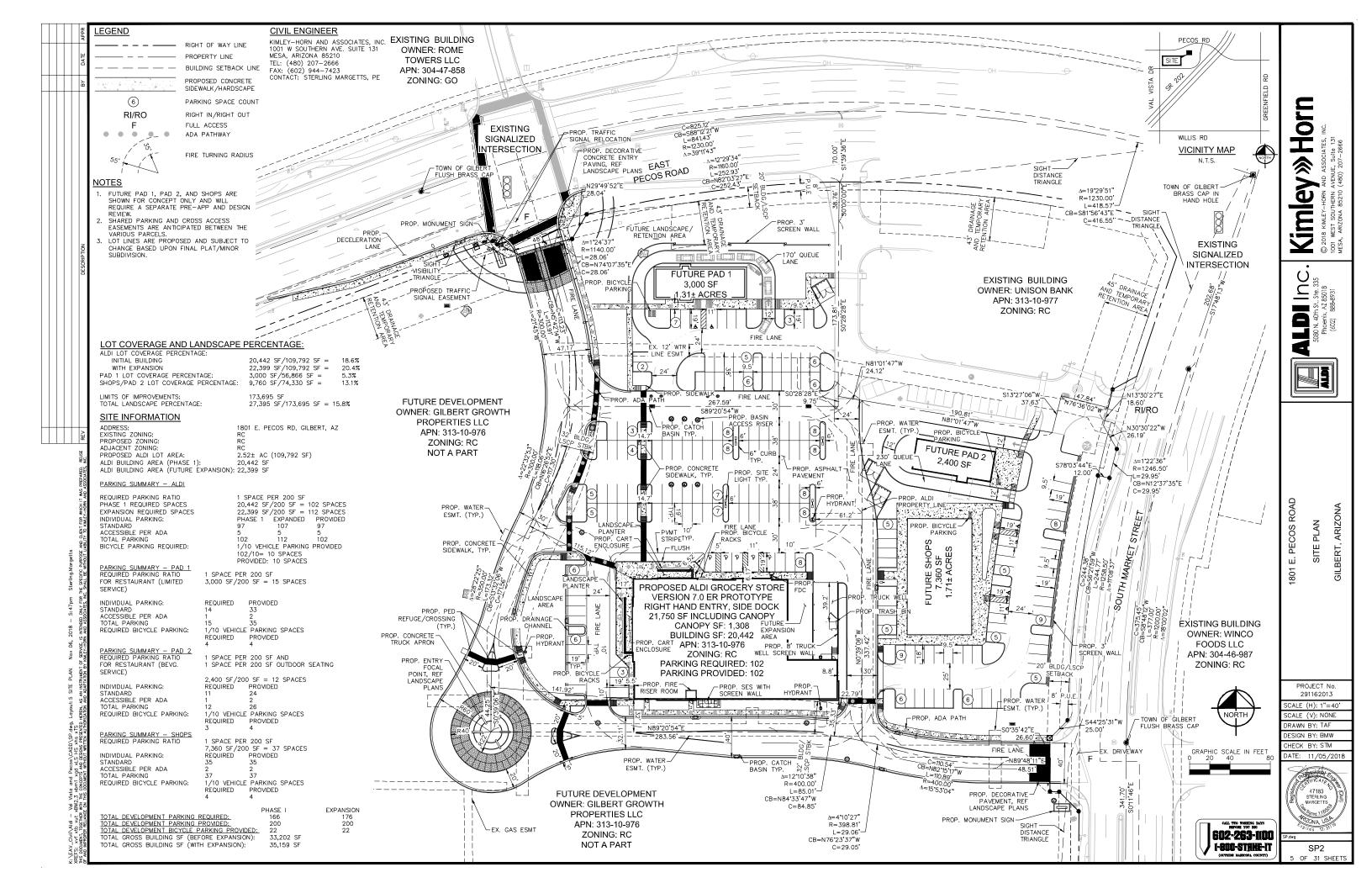


RECORDS, SAID LINE BEARS NORTH OO DEGREES 11 MINUTES 49 SECONDS WEST. FLOOD ZONE

1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES

PORTION OF THE SITE WILL DRAIN TO TH

602-263-1100 1-800-STAKE-IT



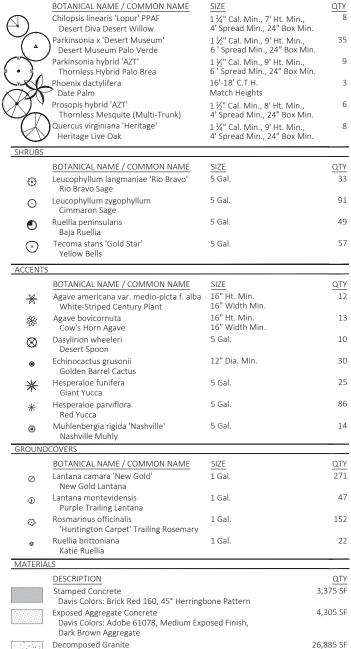
PLANTING LEGEND

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

MESA, ARIZONA 85210 TEL. NO. (480) 207-2666 CONTACT: STERLING MARGETTS, PI STERLING.MARGETTS@KIMLEY-HO



½" Screened, Madison Gold, 2" Depth Min.

1"-3" Dia., Express Brown, 4" Depth Min

Annual Plantings Provide Seasonal Interest

Concrete Curbing

6" Wide X 8" Depth

11 965 SF (10 9%)

27,395 SF (15.8%)

LANDSCAPE IMPROVEMENTS

ALDI GROCERY STORE

SWC PECOS ROAD AND MARKET STREET GILBERT, AZ

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TOWN OF GILBERT NOTES

- A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM, IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING, A CD WITH PDF FORMAT nAS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
- BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEFS WILL BE AT THE EXPENSE OF HIE INSTALLER
- DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM HIE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BYIIE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS
- NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
- NO PLANTING OR OBJECTS WITHIN IN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR
- ALL TREES, SHRIJBS AND GROLINDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

ADDRESS:

PROPOSED ALDITOT AREA

ALLI ANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-EREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED

GENERAL IRRIGATION NOTES

- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION
- SYSTEM DESIGN REQUIRES A STATIC PRESSURE OF 60 TO 75 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION INSTALLATION AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- ALL PIPING AND WIRING PLACED LINDER PAYED AREAS SHALL BE SLEEVED PER PLAN DETAILS. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION and compatibility with design prior to the start of any other work. Sleeving beneath existing pavements shall be installed by boring UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND FOUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND POINT OF CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES. REFER TO DETAILS FOR INSTALLATION PROCEDURES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON
- ANY SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION

TOWN OF GILBERT RECLAIMED WATER NOTES

RECLAIMED WATER PIPE, MARKING TAPE AND LOCATOR TAPE SHALL BE INSTALLED IN ACCORDANCE WITH M.A.G. SPEC. 616, AND THE LATEST EDITION OF THE TOWN OF GILBERT RECLAIMED WATER USERS MANUAL

TOWN OF GILBERT LANDSCAPE REQUIREMENTS

REQUIRED	PROVIDED	REQUIRED	PROVIDED
Parking Lot Landscape Screening Wall or 3'-4' Evergreen Vegetative Screen	N/A Provided	All Landscape Areas Not Covered by Turf, or Hardscape Shall be Covered by Approved Inorganic	Provided, Depth Indicated in Legend
Not Located within R.O.W 3-6' Offset from Parking Area Max. 24' ht. Vegetation in SVT	Provided Provided	Groundcover such as D.G. Depth of Coverage Shall be Indicated on LS Plan	
Parking Lot Landscape 1 Tree / 8 Spaces (13 Trees)	21 Trees	Parking Lot Landscape 102 Spaces / 8 = 13 Trees Required Streescape Right of Way Planting	21 Trees Provided
Min. Trunk ht. 6', 2" Caliper Min. 10% Landscape (1,862 SF) Max. 8 Spaces without Planter	6' ht. Min., 2" Caliper 17.7% or 3,290 SF Provided	1 Tree / 25 LF, 3 Shrubs per Tree Streetscape Developed with Future Parcels	Provided with Future PAD Development
Landscape Regulations All Trees Min. 6' ht.	Provided	Side and Perimeter Landscape Areas 3 Trees / 1000 SF, 5 Shrubs / 1000 SF	
Palm Trees Min. 5' ht. All Trees Min. 3/4" Caliper Trees Shall Be Planted Per ANA Standards	N/A Provided Details will be Provided with CD Submittal	12,045 SF x 3 / 1000 = 37 Trees 61 Shrubs Groundcover 20% of Area Required Retention Basins Completely Landscaped Max. 4:1 Slope in Retention Basins	37 Trees 61+ Shrubs Provided Provided 4:1 Provided
SITE DATA		Streetscape Theme Trees - by District, 50% LANDSCAPE AREA	

ON SITE LANDSCAPE AREA:

(109,781 SF WITHIN PROPERTY LINE)

(173,695 SF LIMIT OF IMPROVEMENTS)

TOTAL NEW LANDSCAPE AREA:

SWC OF PECOS RD AND

2.52± AC (109.781 SF)

MARKET STREET, GILBERT, AZ

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS
- SHALL BE CONSIDERED INCIDENTAL WORK CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, WHO SHALL PROMPTLY ADDRESS SLICH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, TOWN OF GILBERT, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
- THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC
- AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES SIGNS MANHOLES. TELEPHONE
- RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO PRECIOUS METALS COINS PAPER CURRENCY ARTIFACTS AND ANTIQUITIES
- ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER, JE OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION
- CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
- 14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS
- TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A RECUIRED MINIMUM
- PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
- 18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
- 19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-DES AND BASE BID ACCORDINGLY
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
- ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. 24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT, SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS
- 25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND LIPKEEP
- 26 ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP
- AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
- ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 365 DAYS AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR OWNER'S REPRESENTATIVE, UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
- PRIOR TO INITIATING THE 365-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 365-DAY MAINTENANCE PERIOD, CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO FND OF MAINTENANCE PERIOD.
- ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

CONTRACTOR WARRANTY AND MAINTENAINCE PERIOD

THE LANDSCAPE CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING, THROUGH THE CONSTRUCTION PHASE, AND CONTINUE THROUGH THE END OF A ONE-YEAR (365 DAY) MAINTENANCE PERIOD. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY, GROWING CONDITION BY PERFORMING NECESSARY OPERATIONS INCLUDING, BUT NOT LIMITED TO, PRUNING, RE-STAKING, RAISING OF SETTLED ROOTBALLS, WEED CONTROL. AND PEST CONTROL. DECOMPOSED GRANITE AREAS SHALL BE MAINTAINED FREE OF TRASH AND DEBRIS. WEEDS AND GRASSES SHALL BE CONTROLLED BY CHEMICAL MEANS. AN ARIZONA PESTICIDE LICENSED PROFESSIONAL SHALL PERFORM ALL CHEMICAL CONTROL. THE IRRIGATION SYSTEM SHALL BE TESTED AND PROGRAMMED AS NECESSARY TO KEEP THE LANDSCAPE CONTINUOUSLY WATERED, FULL COVERAGE, ADHERING TO AN APPROVED IRRIGATION SCHEDULE, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SKILL, ETC. REQUIRED TO MAINTAIN LANDSCAPE

THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE OWNER AND THE LANDSCAPE ARCHITECT WHEN THE LANDSCAP AND IRRIGATION WORK IS SUBSTANTIALLY COMPLETE. THE LANDSCAPE CONTRACTOR WILL BE NOTIFIED OF ANY REQUIRED CORRECTIONS, REPAIRS, OR REPLACEMENTS. ONCE SUBSTANTIAL COMPLETION ITEMS HAVE BEEN ADDRESSED, AND SUBJECT TO THE APPROVAL OF WORK BY THE OWNER AND/OR LANDSCAPE ARCHITECT IN WRITING THE ONE-YEAR MAINTENANCE PERIOD WILL BEGIN ALL PLANT MATERIAL AND INSTALLATION SHALL BE 100 PERCENT GUARANTEED BY THE CONTRACTOR THROUGH THE CONSTRUCTION PHASE AND THROUGH THE ONE YEAR (365 DAY) MAINTENANCE PERIOD. MAINTENANCE SHALL BE PERFORMED A MINIMUM OF ONCE A WEEK THROUGH THE END OF THE MAINTENANCE PERIOD

Kimley≫Horn

Inc



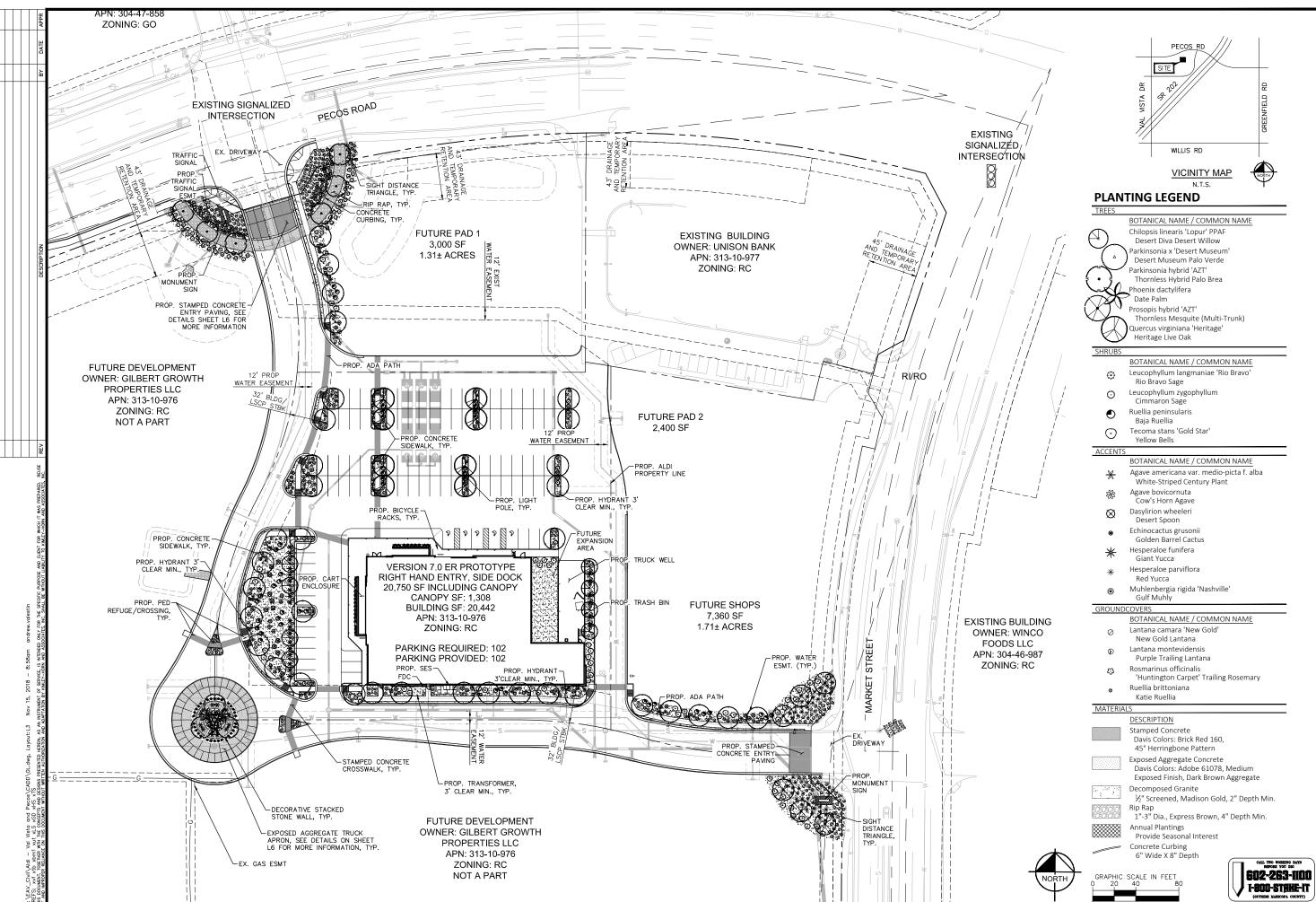
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595 I F 602-263-1100 1-800-STAKE-IT

2,155 SF

170 SF



Kimley» Horn
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1001 WEST SOUTHERN AVENUE.

St. Ste. 335 7. Se018 8-8931 (20) WEST SC MESA, ARIZON

5080 N. 40th S Phoenix, A. (602) 88

E PLAN

OVERALL LANDSCAPE PLAN

PECOS ROAD

1801 E.

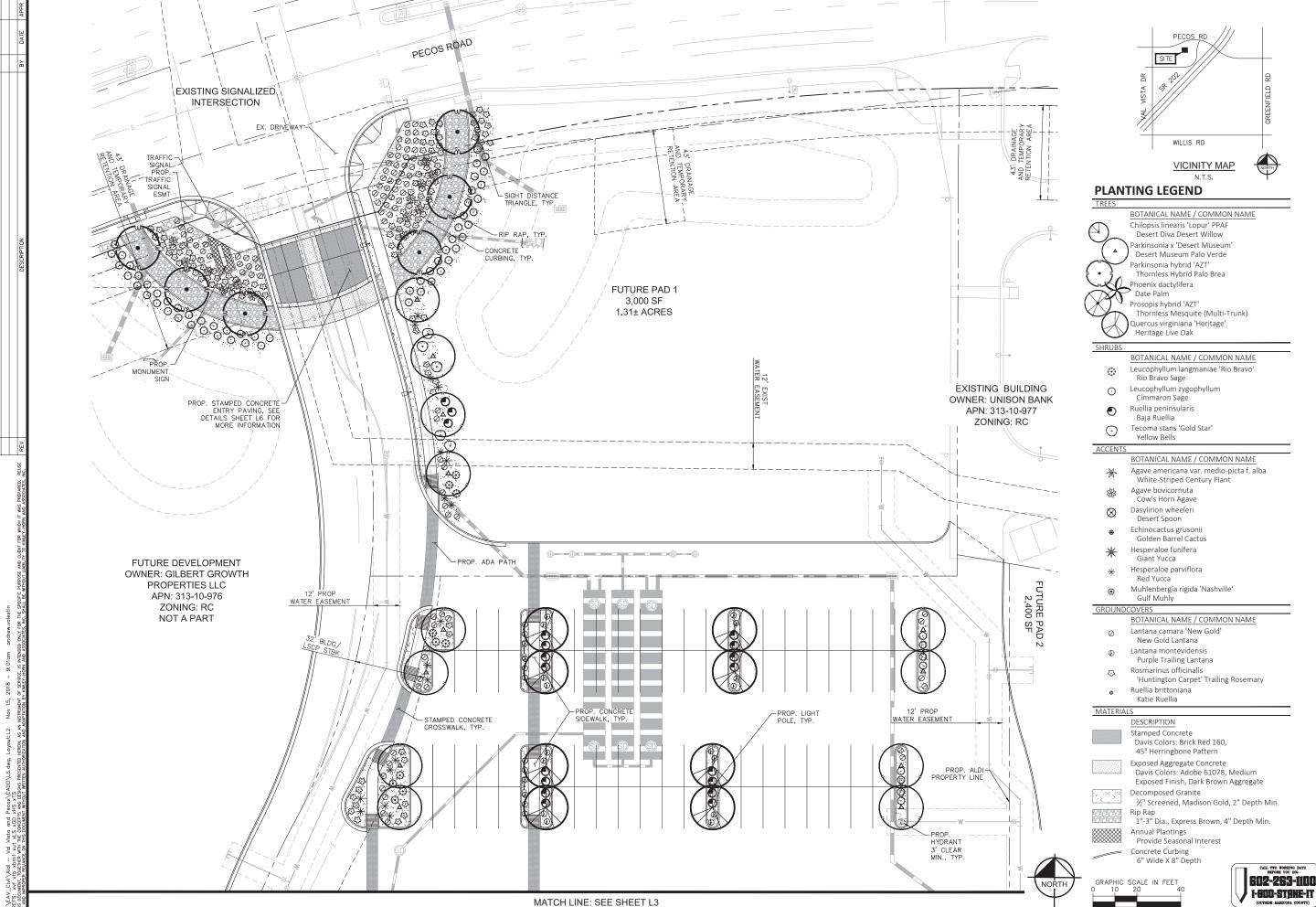
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DESIGN BY: AAV
CHECK BY: AAV

DATE: 11/05/2018

60494 ANDREW A. VALESTIN VALES

L1a



SOIB KIMLEY-HORN AND ASSOCIATE



ARIZONA GILBERT,

1801 E. PECOS ROAD

PROJECT No. 291162013

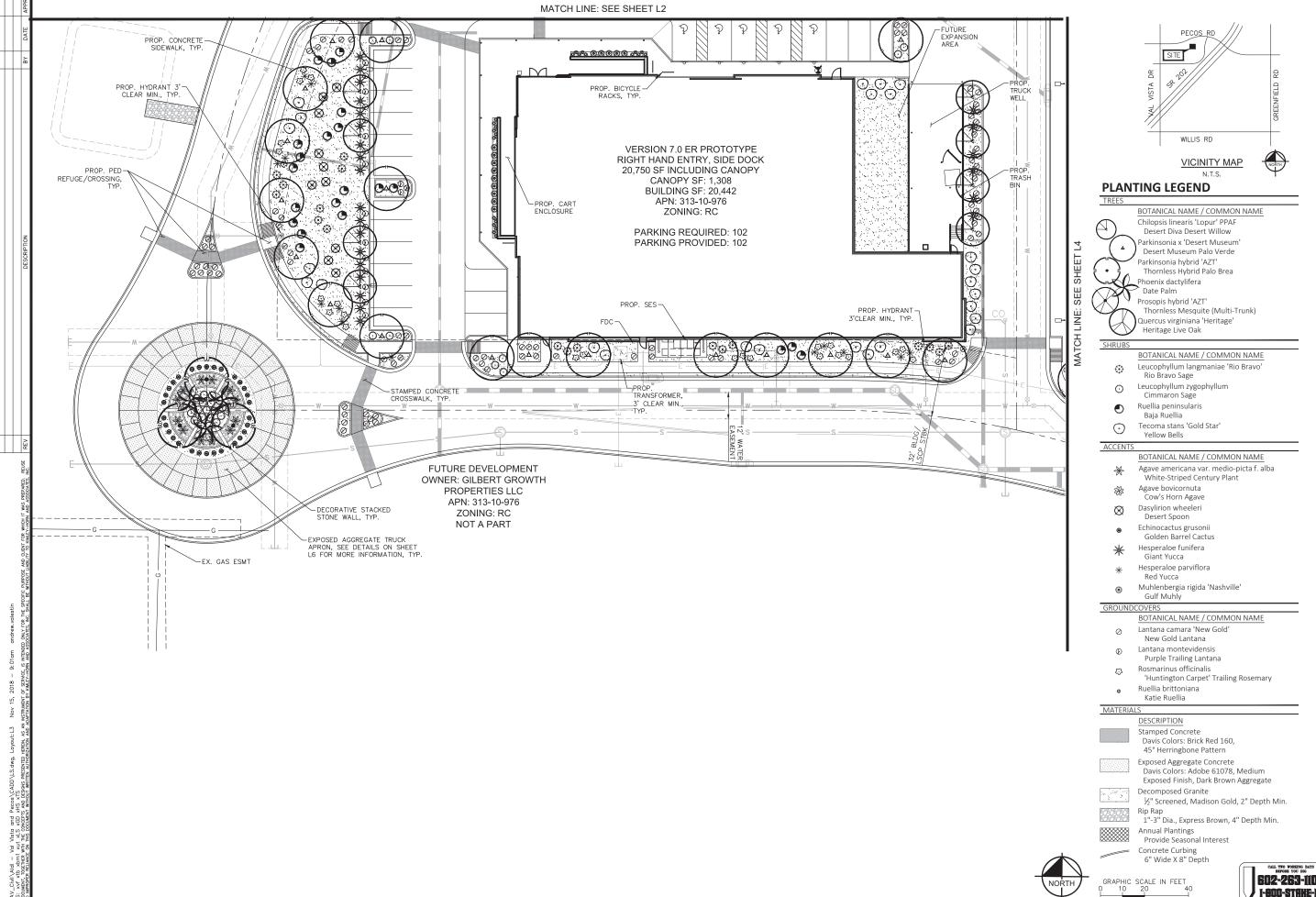
CALE (H): 1"=20' SCALE (V): NONE

DRAWN BY: JAJ ESIGN BY: AAV

CHECK BY: AAV DATE: 11/05/2018



OF 10 SHEET:





Kimley» Horn

ARIZONA LANDSCAPE PLAN GILBERT,

PECOS ROAD

1801 E.

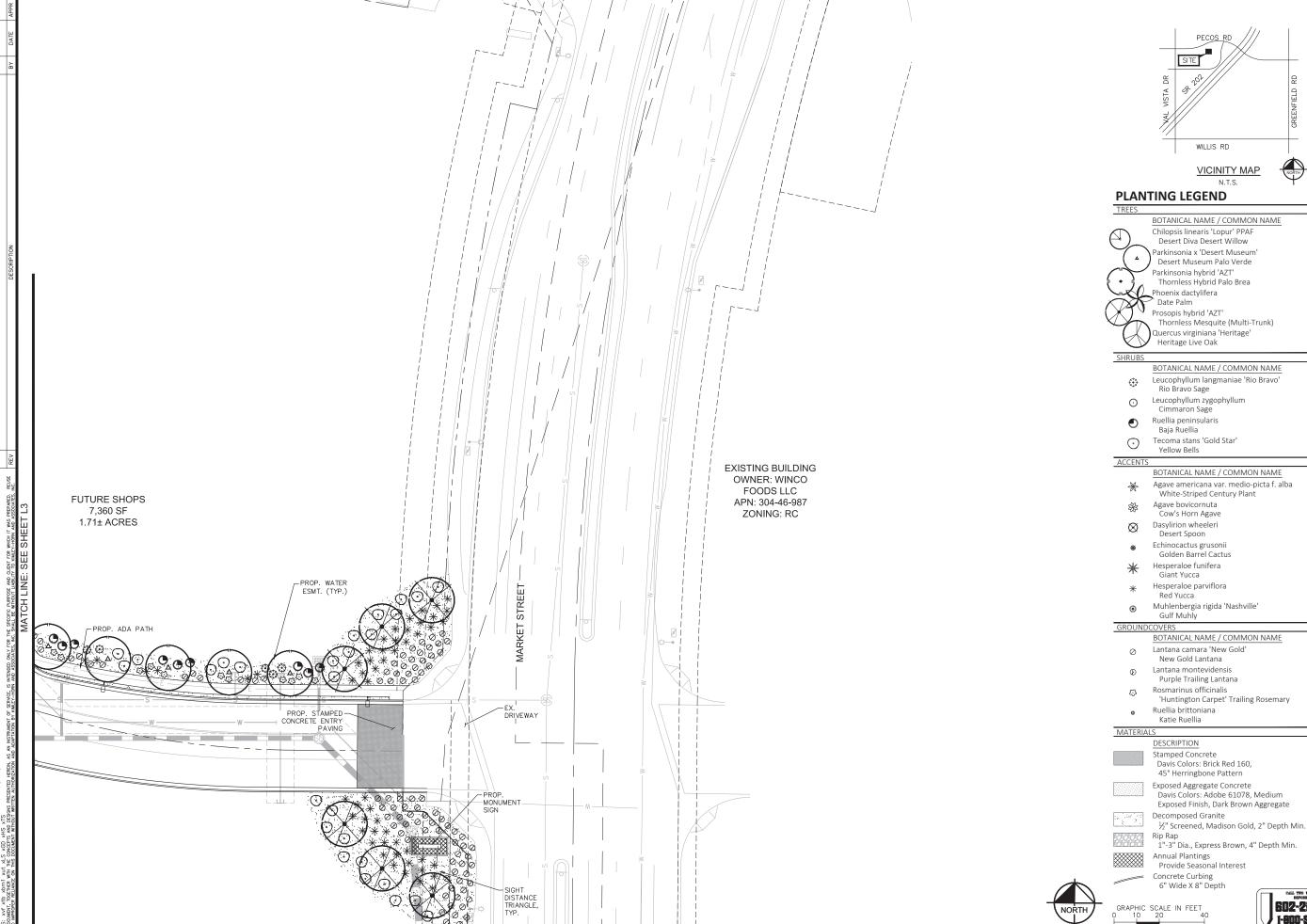
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SCALE (V): NONE DRAWN BY: JAJ DESIGN BY: AAV CHECK BY: AAV

DATE: 11/05/2018

Expires 09/30/2021

3 OF 10 SHEETS



Kimley Horn
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1100 WEST SOUTHERN WEST



ARIZONA

1801 E. PECOS ROAD

PROJECT No. 291162013

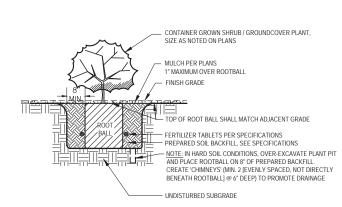
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DESIGN BY: AAV CHECK BY: AAV DATE: 11/05/2018

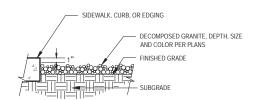
L4 4 OF 10 SHEETS





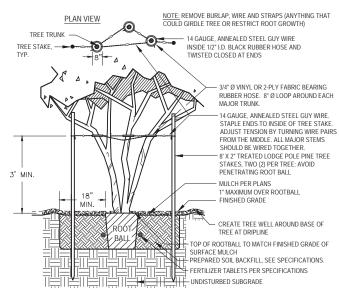


SHRUB / GROUND COVER PLANTING



- COMPACT SUBGRADE TO 80% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING GRANITE AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150 LB ROLLER, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS, CURBS,
- APPLY SECOND APPLICATION OF PREEMERGENT HERBICIDE AFTER INSTALLATION OF GRANITE

DECOMPOSED GRANITE INSTALLATION SCALE: N.T.S



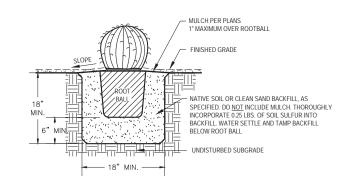
TREE STAKING - MULTI-TRUNK 4

- OUES.

 I DO NOT CREATE A BASIN AT BASE OF CACTUS. SLOPE BACKFILL AWAY FROM STEM.

 SET CACTUS SO THAT TOP OF ROOT BALL MATCHES ADJACENT GRADE.

 THIS DETAIL APPLIES TO NURSERY GROWN AND SALVAGE STOCK OF THE GENERA CEREUS FERROCACTUS.





AMENDED PLANTING BACKFILL MIX

MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH ('HUMUS)
"NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC
MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

SLOW-RELEASE FERTILIZER TABLETS

- FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW RELEASE. TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES.

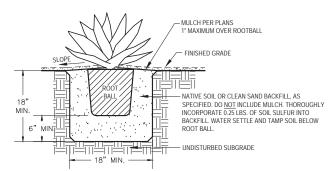
 1 TABLET PER 1-GALLON CONTAINER
- 2 TABLETS PER 5-GALLON CONTAINER
- 4 TABLETS PER 24" BOX

AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

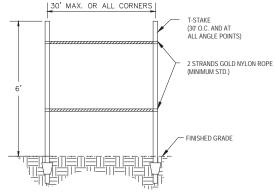
BACKFILL AND FERTILIZER NOTES

- NOTES:

 1. DO NOT CREATE A BASIN AT BASE OF AGAVE. SLOPE BACKFILL AWAY FROM STEM.
 2. SET STEM SUCCULENT SO THAT TOP OF ROOT BALL MATCHES ADJACENT GRADE.
- THIS DETAIL APPLIES TO NURSERY GROWN AND SALVAGE STOCK OF THE GENERA AGAVE, ALOE, DASYLIRION, HESPERALOE, NOLINA AND YUCCA.











VICINITY MAP N.T.S.

Kimley>Horn
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1001 WEST SOUTHERN AVENUE. SITHS
MECA. APPROXIMENT AVENUE. APPROXIMENT AVENUE. SITHS
MECA. APPROXIMENT AVENUE. APPROXIMENT AVENUE.

LANDSCAPE DETAILS

ARIZONA

GILBERT,

PECOS ROAD

1801 E.

PROJECT No. 291162013 SCALE (H): NONE

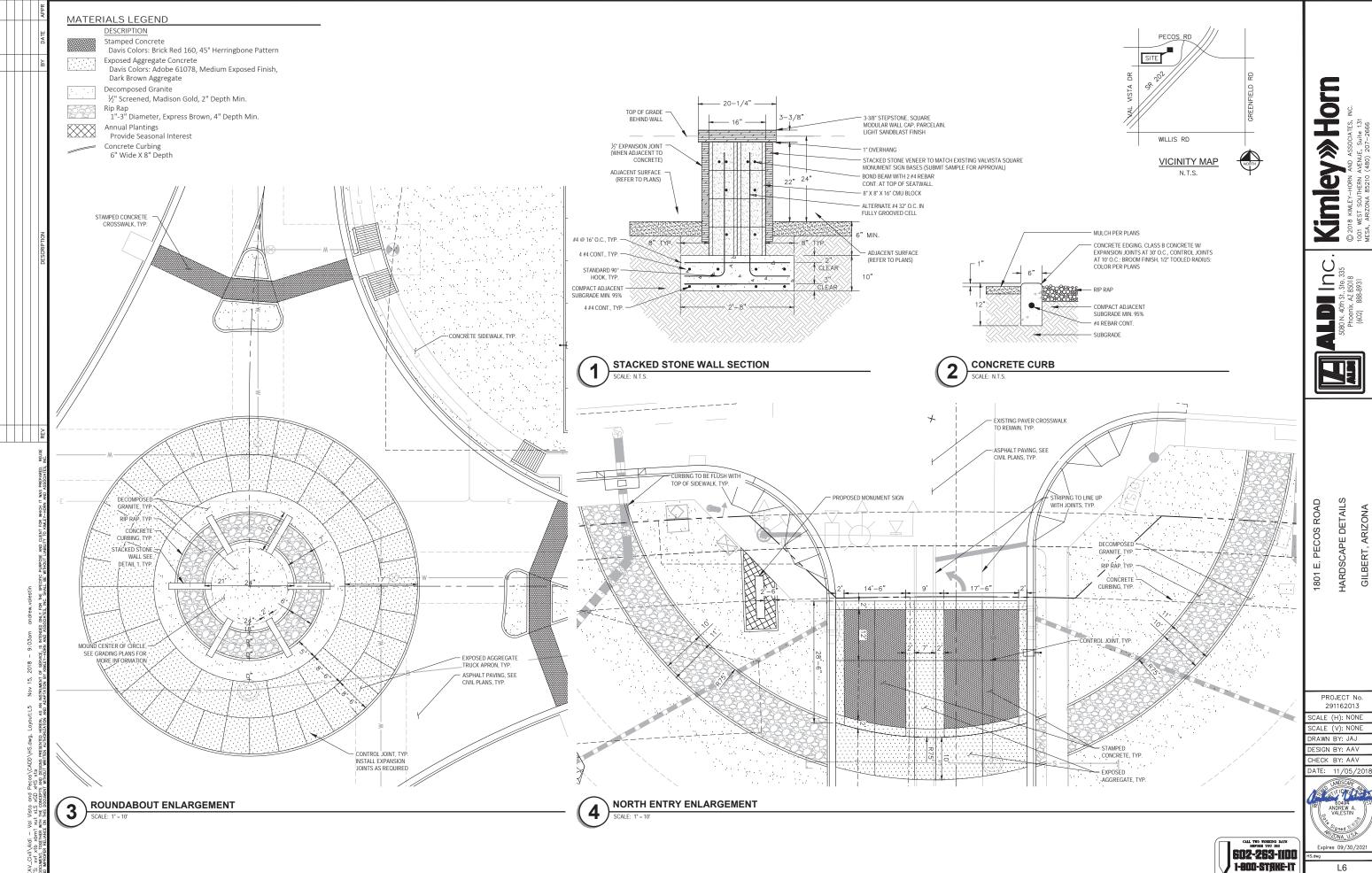
SCALE (V): NONE DRAWN BY: JAJ DESIGN BY: AAV CHECK BY: AAV

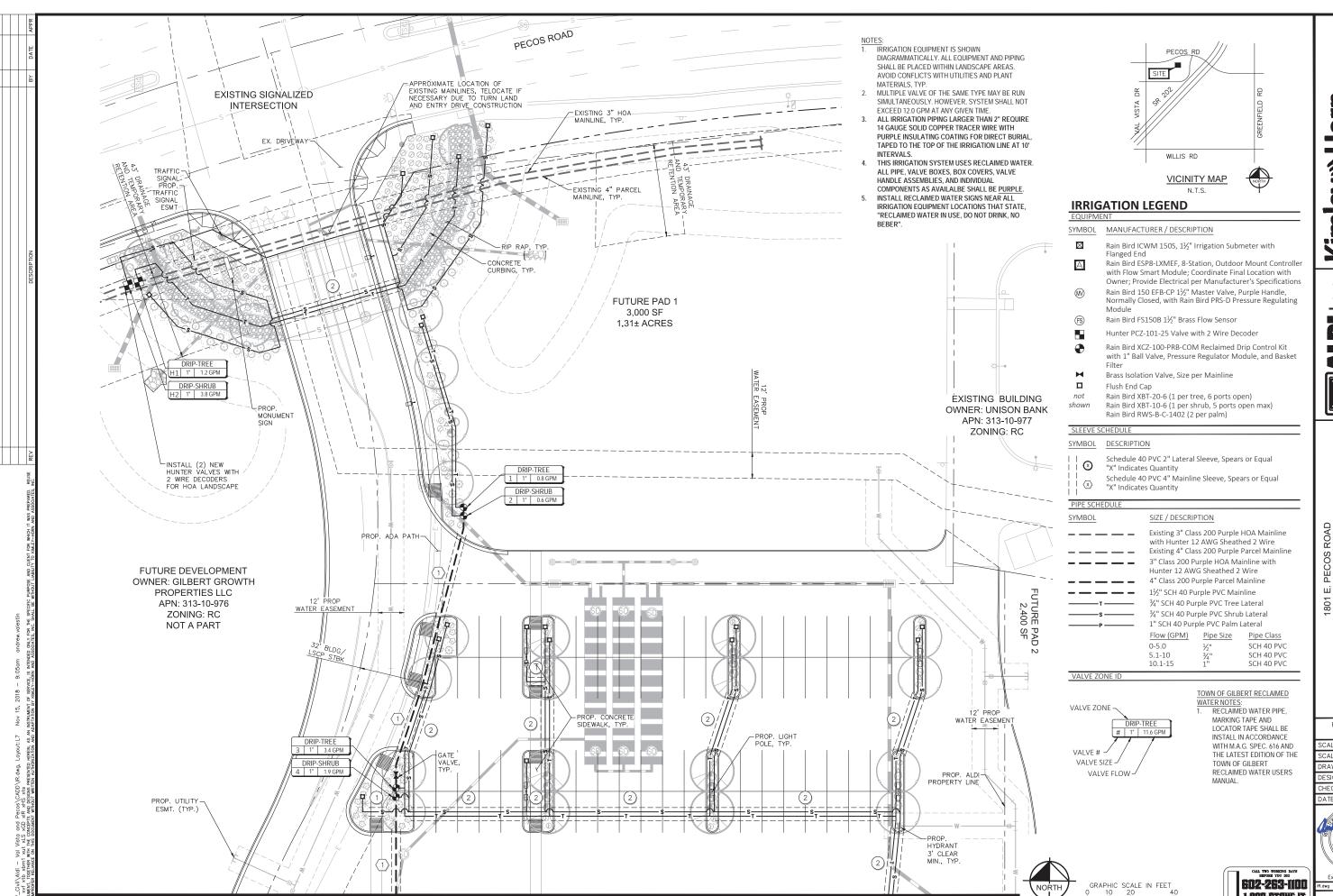
DATE: 11/05/2018



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6





MATCH LINE: SEE SHEET L8

Kimley»Horn

<u>n</u> Ste. 335

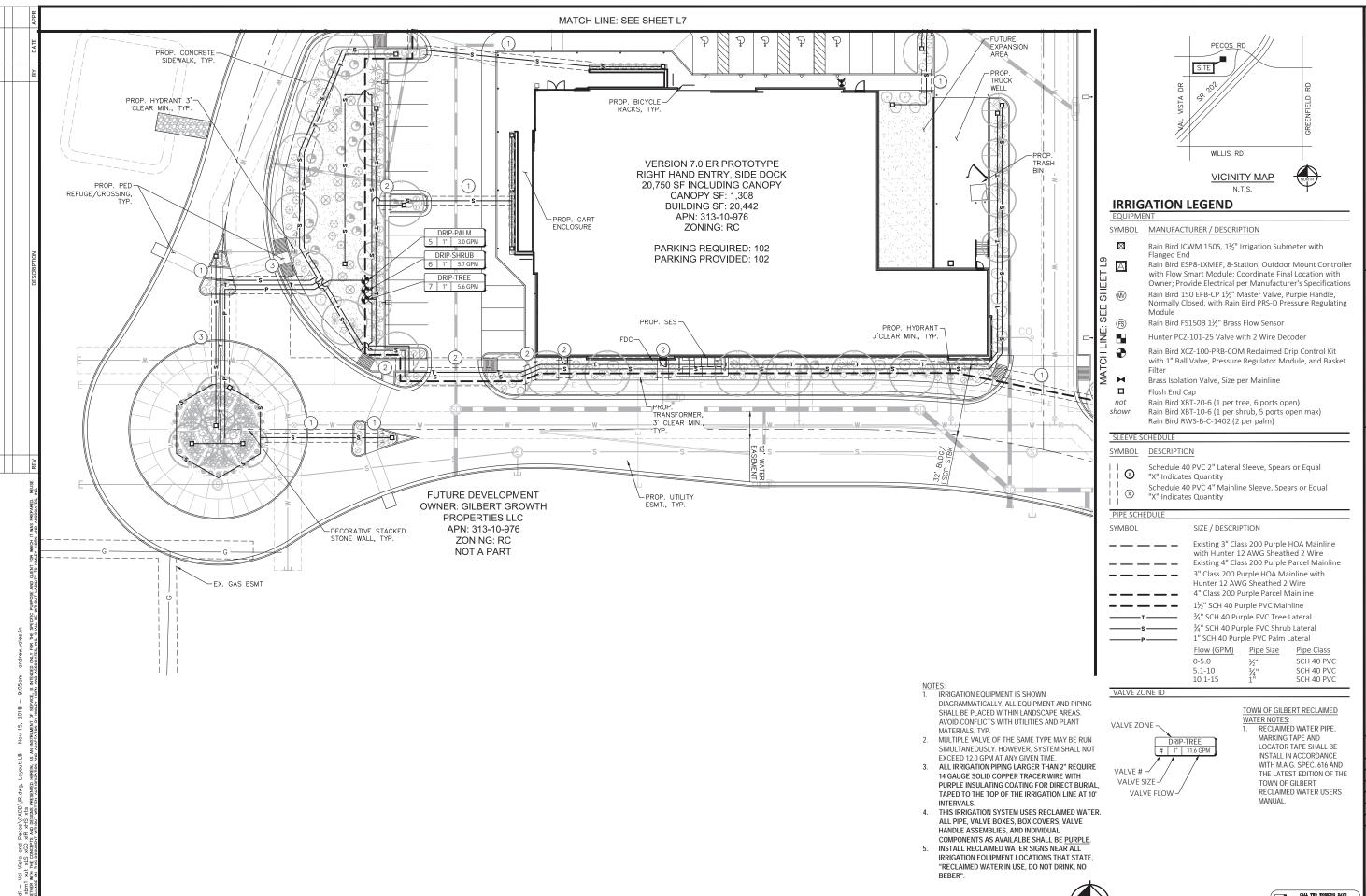
PLAN ARIZONA IRRIGATION GILBERT,

291162013 SCALE (H): 1"=20 SCALE (V): NONE

DRAWN BY: JAJ DESIGN BY: AAV CHECK BY: AAV

DATE: 11/05/2

1-800-STAKE-IT



Kimley» Horn
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1001 WEST SOUTHERN AKENUE, SUITE 131
MESA, ARIZONA 85210 (480) 207–2666

5080 N. 40th St., Ste. 335 Phoenix, AZ 85018 (602) 888-8931



IRRIGATION PLAN GILBERT, ARIZONA

1801 E. PECOS ROAD

PROJECT No.
291162013

SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: JAJ
DESIGN BY: AAV
CHECK BY: AAV

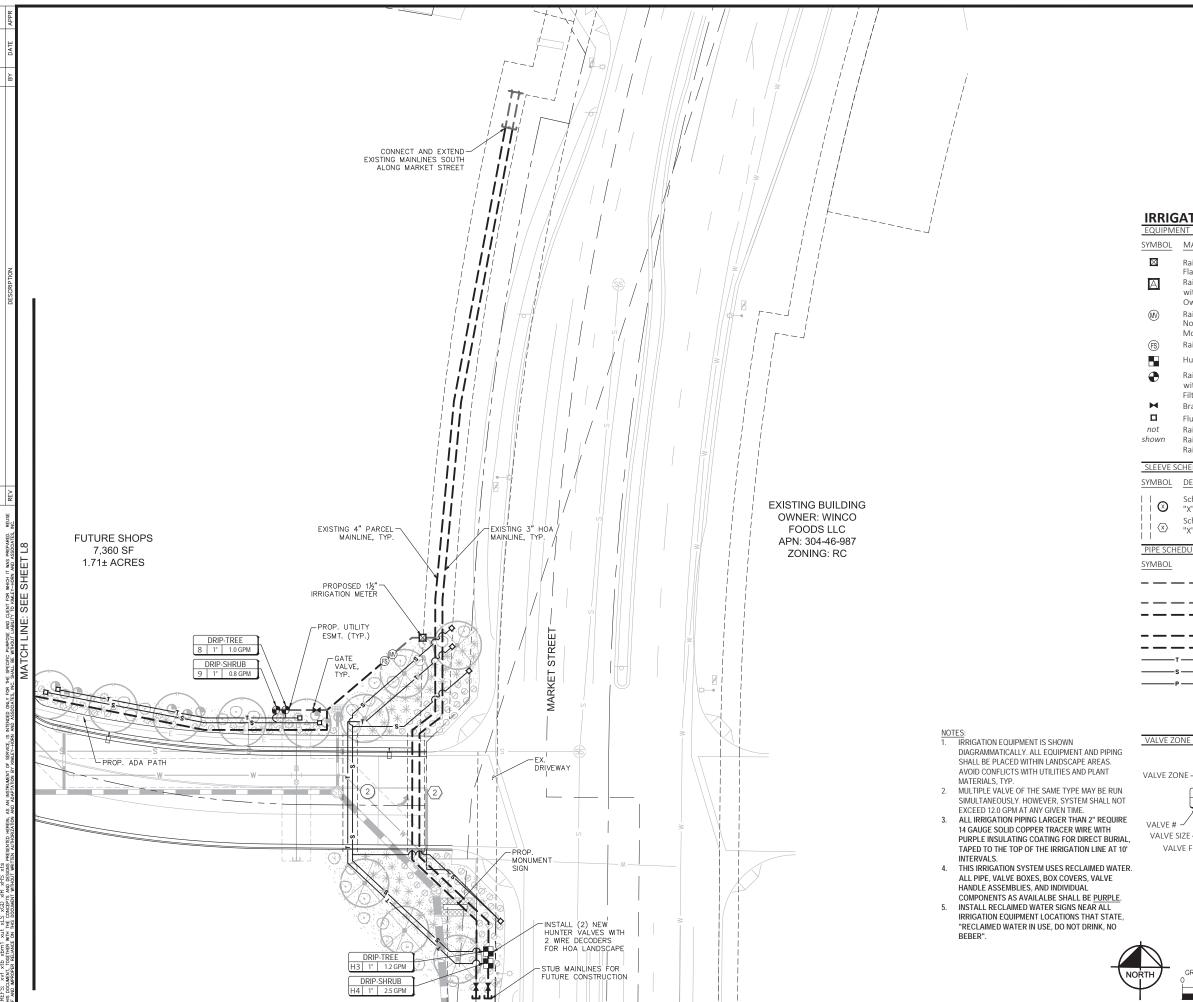
Expires 09/30/2021

DATE: 11/05/2

Expires 09/30, IR.dwg

602-263-1100 1-800-STAKE-IT

L8 OF 10 SHEETS







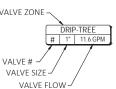
IRRIGATION LEGEND

SYMBOL	MANUFACTURER / DESCRIPTION	QTY
	Rain Bird ICWM 150S, $1\frac{1}{2}$ " Irrigation Submeter with Flanged End	1
A	Rain Bird ESP8-LXMEF, 8-Station, Outdoor Mount Contruith Flow Smart Module; Coordinate Final Location with Owner; Provide Electrical per Manufacturer's Specificati	า
(MV)	Rain Bird 150 EFB-CP $1\frac{1}{2}$ " Master Valve, Purple Handle, Normally Closed, with Rain Bird PRS-D Pressure Regulati Module	ng 1
FS	Rain Bird FS150B 1½" Brass Flow Sensor	1
-	Hunter PCZ-101-25 Valve with 2 Wire Decoder	4
•	Rain Bird XCZ-100-PRB-COM Reclaimed Drip Control Kit with 1" Ball Valve, Pressure Regulator Module, and Bask Filter	9 et
H	Brass Isolation Valve, Size per Mainline	4
	Flush End Cap	43
not shown		AS REQ'D AS REQ'D 6
SLEEVE S	CHEDULE	

SLEEVE S	CHEDULE	
SYMBOL	DESCRIPTION	QTY
	Schedule 40 PVC 2" Lateral Sleeve, Spears or Equal "X" Indicates Quantity	1,530 LF
	Schedule 40 PVC 4" Mainline Sleeve, Spears or Equal "X" Indicates Quantity	210 LF

PIPE SCHEDULE				
SYMBOL	SIZE / DESC	RIPTION		QTY
	with Hunter	lass 200 Purple 12 AWG Sheatl lass 200 Purple	ned 2 Wire	
	- 3" Class 200	Purple HOA Ma WG Sheathed 2	inline with	385 LF
	- 4" Class 200	Purple Parcel N	/lainline	385 LF
	■ 1½" SCH 40	Purple PVC Mai	nline	870 LF
т	— ¾" SCH 40 F	Purple PVC Tree	Lateral	2,045 LF
s	— ¾" SCH 40 F	Purple PVC Shru	b Lateral	3,130 LF
——Р—	1" SCH 40 P	urple PVC Palm	Lateral	130 LF
	Flow (GPM)	Pipe Size	Pipe Class	
	0-5.0	1/5"	SCH 40 PV	С
	5.1-10	3/,"	SCH 40 PV	С

Flow (GPM)	Pipe Size	Pipe Class
0-5.0	1/5"	SCH 40 P\
5.1-10	3/4"	SCH 40 P\
10.1-15	1"	SCH 40 P\



TOWN OF GILBERT RECLAIMED

WATER NOTES:

1. RECLAIMED WATER PIPE,
MARKING TAPE AND
LOCATOR TAPE SHALL BE INSTALL IN ACCORDANCE WITH M.A.G. SPEC. 616 AND THE LATEST EDITION OF THE TOWN OF GILBERT RECLAIMED WATER USERS MANUAL.



CALL TWO WORKING DAYS
BEFORE YOU DIG 1-800-STAKE-IT

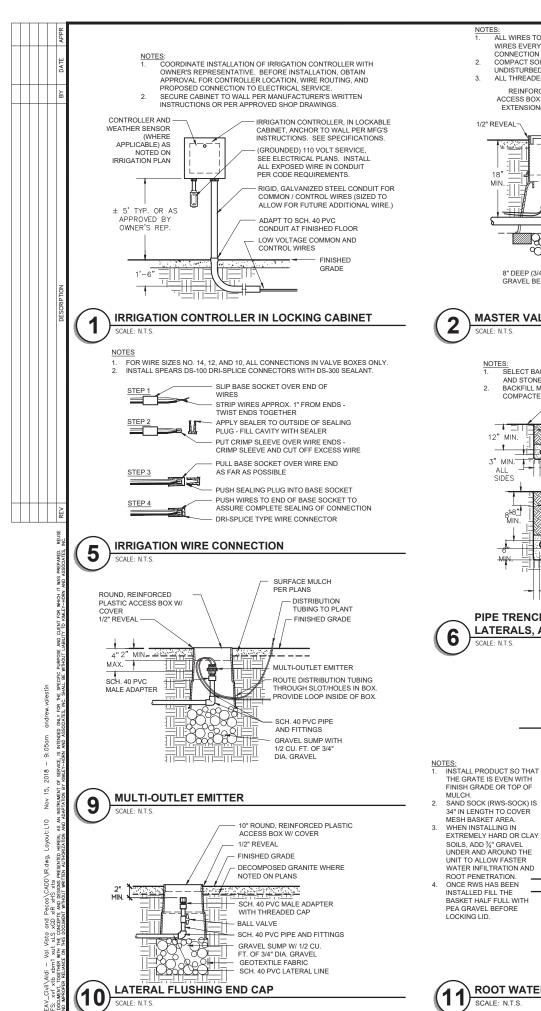
Kimley»Horn

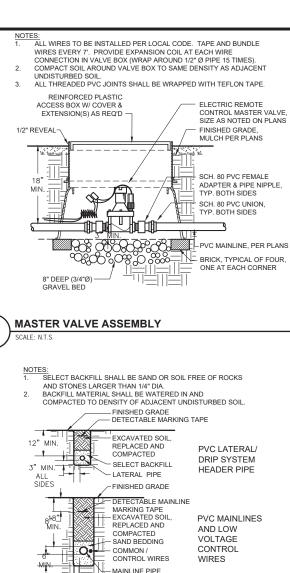
ALDI Inc.

GILBERT, ARIZONA IRRIGATION PLAN

1801 E. PECOS ROAD

291162013 SCALE (H): 1"=20 SCALE (V): NONE DRAWN BY: JAJ DESIGN BY: AAV





3"MIN.

LATERALS, AND MARKING TAPE

ROOT WATERING SYSTEM

SCALE: N.T.S.

SIDES AND TOP OF PIPE

PIPE TRENCHING AND BACKFILL - MAINLINE,

4-INCH LOCKING GRATE

FINISH GRADE/TOP OF MULCH

WITH RISER, GRATE, SWING

OPTIONAL RWS SAND SOCK

1/2" POLY SWING PIPE

D

1/2" SPIRAL BARB ELBOW

(RWS-SOCK) FOR SANDY SOILS

%" MALE NPT INLET

PVC SCH 40 TEE OR EL

LATERAL PIPE

4" WIDE X 36" LONG RIGID BASKET WEAVE

CANISTER (INCLUDED)

PVC OR POLYETHYLENE

ASSEMBLY, ½" MALE NPT INLET, AND BASKET CANISTER)

½" STRAIGHT SPIRAL BARB FITTING (1 OF 2, INCLUDED)

ROOT WATERING SYSTEM: (INCLUDES 1402 0.5 GPM BUBBLER

BUBBLER

RECTANGULAR VALVE BOX AND COVER: HEAD BRAND "J BOX" ON LID WITH 2" HIGH LETTERS J BOX 1/2" REVEAL - FINISHED GRADE 28 SPARE WIRES THAT ARE TO TERMINATE AT THIS BOX: COIL 30" LENGTH AND I.D. TAG LOOP, BUNDLE, AND LABEL SPARE WIRES THAT ARE TO CONTINUE CONTROLLER 1/2" WIRE CLOTH GOPHER PROTECTION SCREEN WRAP 6" UP SIDES -PVC MAINLINE SEE (2) 6x2x16 CONCRETE PLAN FOR DETAILS BLOCK CAPS, ONE ON EACH SIDE OF BOX **IRRIGATION WIRING JUNCTION BOX**

PROVIDE PULSE DECODER, PULSE TRANSMITTER, PULSE TRANSMITTER POWER

FLOW SENSOR SIZE, 10 PIPE

UPSTREAM OF

TO CONTROLLER

DIAMETERS (MIN.)

FLOW SENSOR COMMUNICATION CABLE

- FLOW METER / SENSOR

FINISHED GRADE SOIL OR DECOMPOSED GRANITE

PER PLANS

FOUR, ONE AT EACH

CORNER

8" DEEP 3/4" Ø GRAVEL SUMP

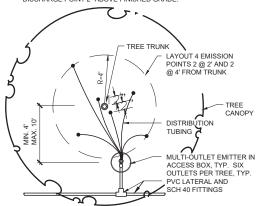
SUPPLY, AND SURGE PROTECTOR IN ACCORDANCE WITH FLOW SENSOR /

V (W)

FLOW SENSOR ASSEMBLY

CONTROL SYSTEM MANUFACTURER'S RECOMMENDATIONS.

LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0' REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE



EMITTER DISTRIBUTION TUBING LAYOUT - TREES SCALE: N.T.S

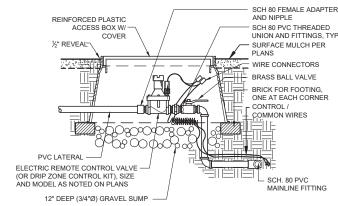
NOTES:

1. ALL WIRES TO BE INSTALLED PER LOCAL CODE. TAPE AND BUNDLE

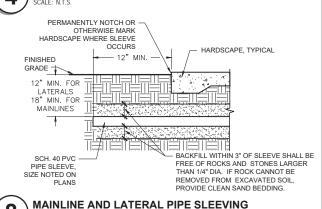
TO SEE TO WIRES EVERY 7'. PROVIDE EXPANSION COIL AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" Ø PIPE 15 TIMES)

COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS ADJACENT

ALL THREADED PVC JOINTS SHALL BE WRAPPED WITH TEFLON TAPE



ELECTRIC REMOTE CONTROL VALVE

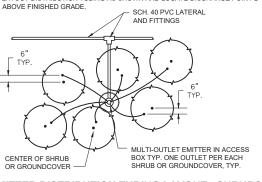


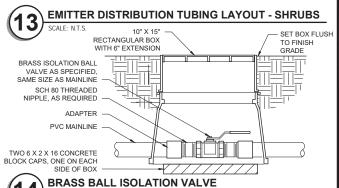
8

NOTES:

1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.

2. LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2"





CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT

L10

PECOS ROAD 1801 E.

E

念

Kimley³

<u>l</u>

291162013 SCALE (H): NONE SCALE (V): NONE DRAWN BY: JAJ DESIGN BY: AAV CHECK BY: AAV DATE: 11/05/2

E SUFIGIE ASS

NOTE:

PIPE SIZE SAME AS

FLOW SENSOR SIZE

(MIN.) DOWNSTREAM

COUPLING, TYP.

SCH. 40 PVC CONDUIT W/

BOTH SIDES-

LONG RADIUS

REINFORCED PLASTIC

ACCESS BOX W/ COVER &

OF FLOW SENSOR



Kimley» Horn 5080 N. 40th St., Ste. 335 Phoenix, AZ 85018 (602) 888-8931

> LANDSCAPE PLAN RENDER 1801 E. PECOS ROAD GILBERT, ARIZONA

PROJECT No. 291162013 SCALE (H): 1"=40"

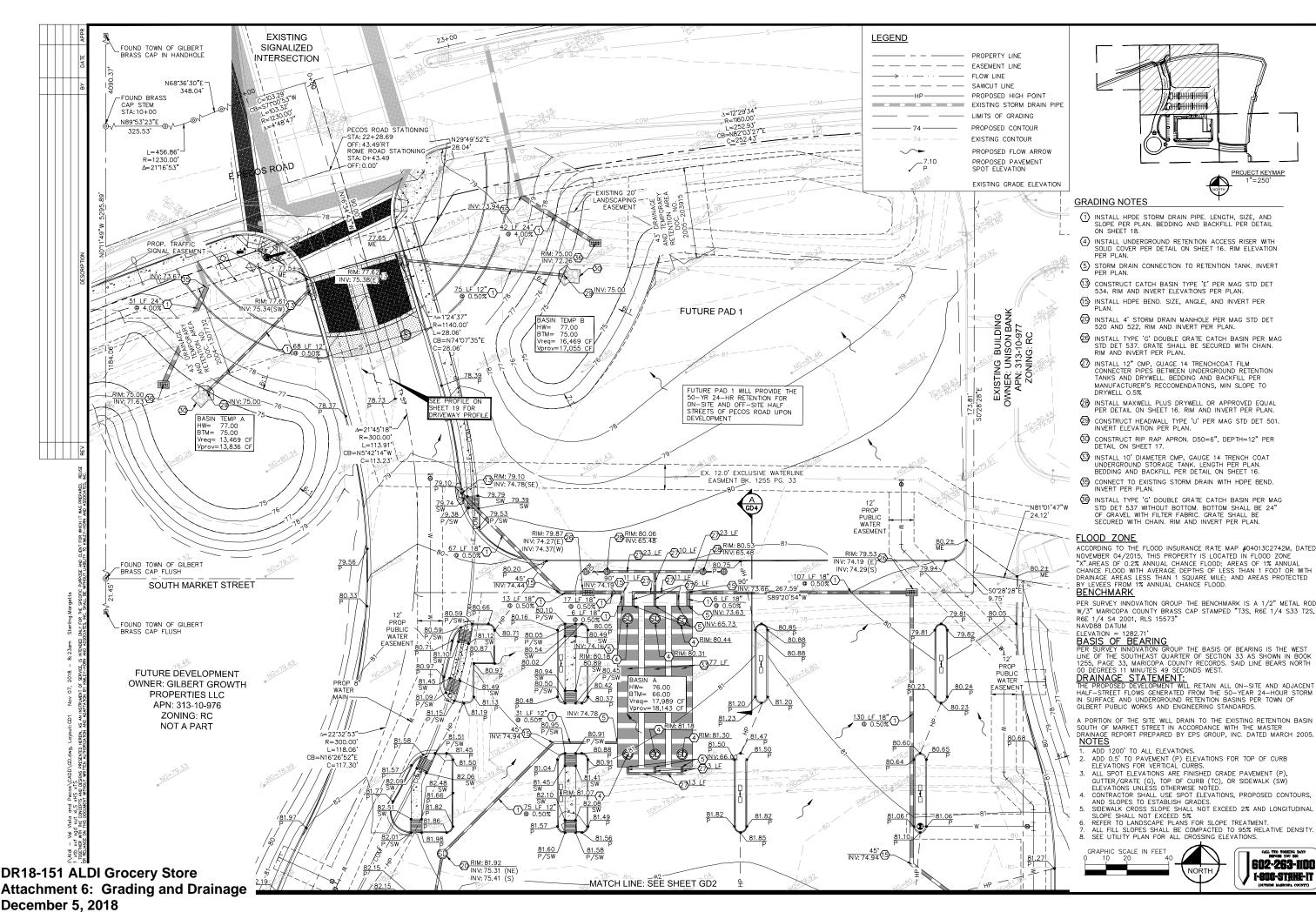
SCALE (V): NONE DRAWN BY: JAJ DESIGN BY: AAV CHECK BY: AAV

GALL THE WORLING DAYS
SEPTIRE YOU BEG

602-263-1100

1-800-STRKE-IT

LR1 OF 1 SHEETS



Horn Kimley»

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INC. 315 x, AZ 85018



ш

GRADING AND DRAINAGE

PROJECT No. 291162013

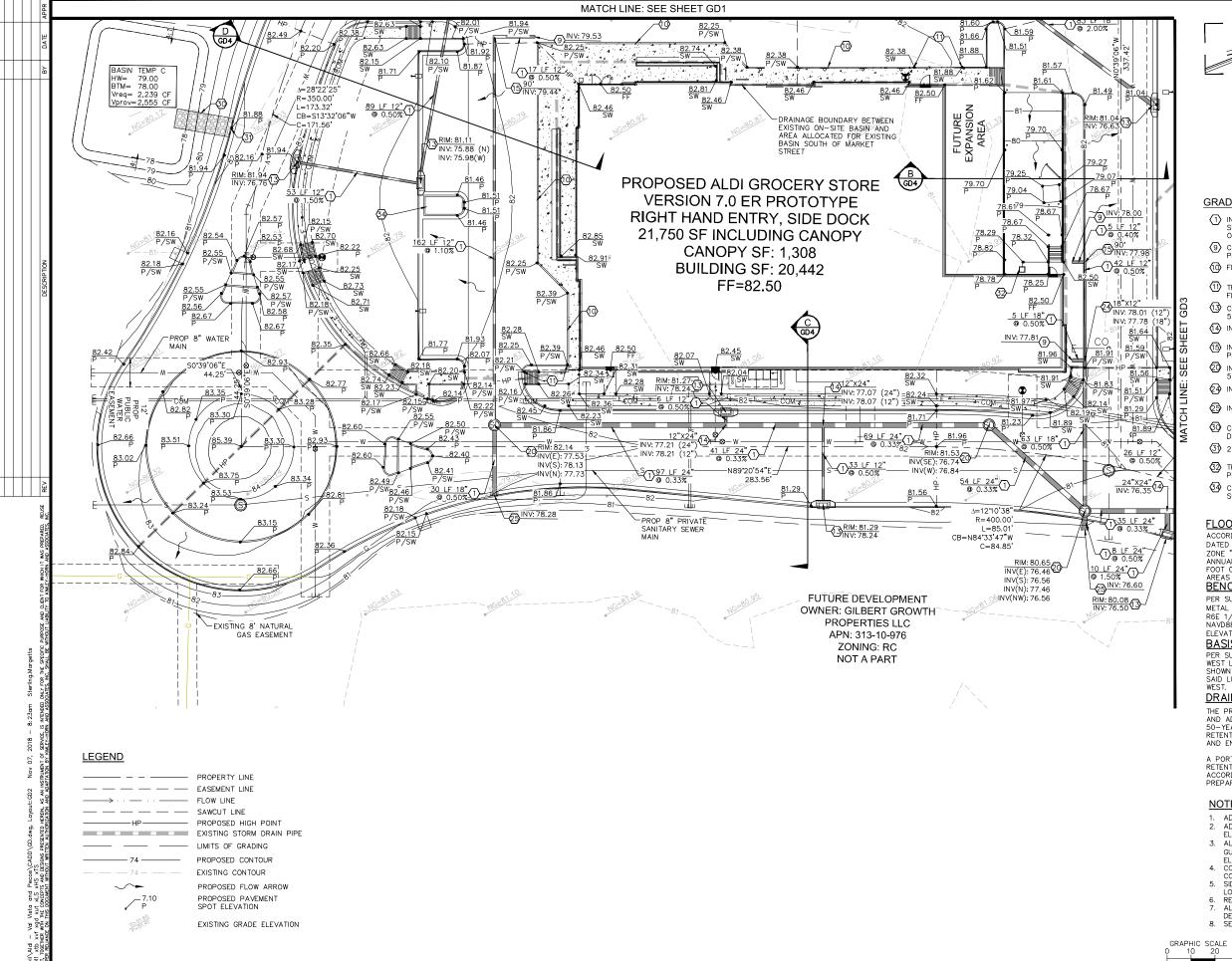
CALE (H): 1"=20 CALE (V): NONE RAWN BY: TAF DESIGN BY: BMW

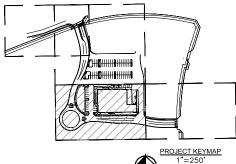
CHECK BY: STM

ATE: 11/05/201

STERLING MARGETTS

GD1





GRADING NOTES

- 1) INSTALL HPDE STORM DRAIN PIPE. LENGTH, SIZE, AND SLOPE PER PLAN. BEDDING AND BACKFILL PER DETAIL ON SHEET 18.
- CONNECT TO BUILDING DRAIN WITH AIR BREAK, REF ARCH PLANS. SEE DETAIL ON SHEET 17. INVERT PER PLAN.
- (10) FLUSH CONCRETE, REF ARCH PLANS.
- TRANSITION PAVEMENT ALONG CURB FROM 6" REVEAL TO FLUSH WITH TOP OF CURB.
- CONSTRUCT CATCH BASIN TYPE 'E' PER MAG STD DET 534. RIM AND INVERT ELEVATIONS PER PLAN. (14) INSTALL HDPE TEE. SIZE AND INVERT PER PLAN.
- $\ensuremath{\mbox{(15)}}$ install hdpe bend. Size, angle, and invert per plan.
- (2) INSTALL 4' STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522, RIM AND INVERT PER PLAN.
- (4) INSTALL HDPE CROSS. SIZE AND INVERT PER PLAN.
- (25) INSTALL HDPE STUB. INVERT PER PLAN.
- CONSTRUCT RIP RAP APRON. D50=6", DEPTH=12" PER DETAIL ON SHEET 17.
- 3 2' WIDE CURB OPENING PER DETAIL ON SHEET 18.
- 32 TRUCK WELL CATCH BASIN WITH SUMP PUMP. REF ARCH
- 3 CONSTRUCT 2' WIDE DRAINAGE CHANNEL PER DETAIL ON

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2742M, DATED NOVEMBER 04/2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. **BENCHMARK**

PER SURVEY INNOVATION GROUP THE BENCHMARK IS A 1/2" METAL ROD W/3" MARICOPA COUNTY BRASS CAP STAMPED "T3S, R6E 1/4 S33 T2S, R6E 1/4 S4 2001, RLS 15573" NAVD88 DATUM

ELEVATION = 1282.71'

BASIS OF BEARING

PER SURVEY INNOVATION GROUP THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AS SHOWN IN BOOK 1255, PAGE 33, MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 00 DEGREES 11 MINUTES 49 SECONDS

DRAINAGE STATEMENT:

THE PROPOSED DEVELOPMENT WILL RETAIN ALL ON—SITE AND ADJACENT HALF—STREET FLOWS GENERATED FROM THE 50—YEAR 24—HOUR STORM IN SURFACE AND UNDERGROUND RETEINTION BASINS PER TOWN OF GIBERT PUBLIC WORKS AND ENGINEERING STANDARDS.

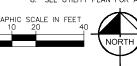
A PORTION OF THE SITE WILL DRAIN TO THE EXISTING RETENTION BASIN SOUTH OF MARKET STREET IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT PREPARED BY EPS GROUP, INC. DATED MARCH 2005.

NOTES

- ADD 1200' TO ALL ELEVATIONS.
- ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
- 3. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.

 5. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND

- SIDELINARY AND SLOPE SHALL NOT EXCEED 5%.
 REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
 ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
- 8. SEE UTILITY PLAN FOR ALL CROSSING ELEVATIONS.





Horn Kimley»

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OU WEST SOUTHERN AVENUE, SUITE
MESA, ARIZONA 85210 (480) 207-217

Th St., Ste. 335 x, AZ 85018 888-8931

GRADING AND DRAINAGE ш

PROJECT No. 291162013

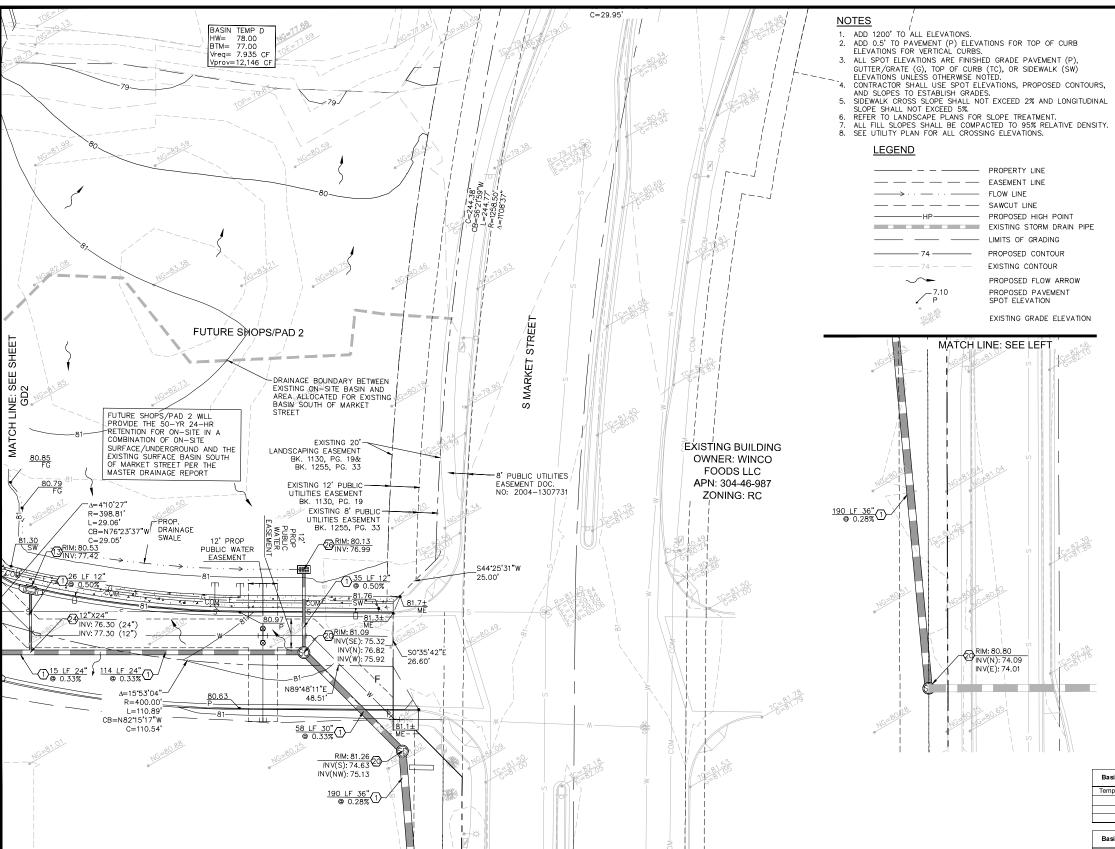
CALE (H): 1": 20' CALE (V): NONE RAWN BY: TAF DESIGN BY: BMW

CHECK BY: STM

ATE: 11/05/2018



GD2 10 OF 31 SHEE



Drainage Required Provided

Coefficient Area (ft²) Volume (ft³) Volume (ft³) (ft³)

Land Use

Temp B Landscaping Building

MATCH LINE: INSET THIS

SHEET

| Coefficient | Area (ft²) | Volume (ft³) | Volume (ft³) | Volume (ft³) | (ft³) | 0.70 | 20,022 | 3,504 |

Basin Land Use

Temp A Landscaping

0.90

DRYWELL CALCULATIONS

 Basin
 Retention
 Percolation
 Drywells
 Drainage

 A
 18,143
 0.100
 2
 25.20

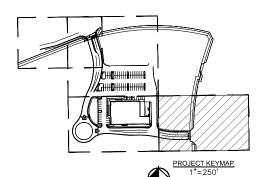
Basin Land Use

ndscaping

0.90

Runoff Drainage Required Provided Surplus

Coefficient Area (ft²) Volume (ft³) Volume (ft³) (ft³)



GRADING NOTES

- (1) INSTALL HPDE STORM DRAIN PIPE. LENGTH, SIZE, AND SLOPE PER PLAN. BEDDING AND BACKFILL PER DETAIL ON SHEET 18.
- (3) CONSTRUCT CATCH BASIN TYPE 'E' PER MAG STD DET 534. RIM AND INVERT ELEVATIONS PER PLAN.
- install 4' storm drain manhole per mag std det 520 and 522, Rim and invert per plan.
- (4) INSTALL HDPE CROSS. SIZE AND INVERT PER PLAN.
- INSTALL TYPE 'G' DOUBLE GRATE CATCH BASIN PER MAG STD DET 537. GRATE SHALL BE SECURED WITH CHAIN. RIM AND INVERT PER PLAN.

FLOOD ZONE

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DRAINAGE STATEMENT:

THE PROPOSED DEVELOPMENT WILL RETAIN ALL ON-SITE AND ADJACENT HALF-STREET FLOWS GENERATED FROM THE 50-YEAR 24-HOUR STORM IN SURFACE AND UNDERGROUND RETENTION BASINS PER TOWN OF GILBERT PUBLIC WORKS AND ENGINEERING STANDARDS.

A PORTION OF THE SITE WILL DRAIN TO THE EXISTING RETENTION BASIN SOUTH OF MARKET STREET IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT PREPARED BY EPS GROUP, INC. DATED MARCH 2005.

Basin	Land Use	Runoff	Drainage	Required	Provided	Surplus
Dasiii	Land OSe	Coefficient	Area (ft²)	Volume (ft ³)	Volume (ft ³)	(ft ³)
Temp C	Landscaping	0.70	4,566	799		
	Building	0.95	0	0		
	Pavement	0.90	6,401	1,440		
			10,967	2,239	2,555	316

Basin	Land Use	Runoff	Drainage	Required	Provided	Surplus
Dasiii	Land Use	Coefficient	Area (ft²)	Volume (ft ³)	Volume (ft ³)	(ft ³)
Temp D	Landscaping	0.70	45,343	7,935		
	Building	0.95	0	0		
	Pavement	0.90	0	0		
			45,343	7,935	12,146	4,211

Basin	Land Use	Runoff	Drainage	Required	Provided	Surplus
Dasiii		Coefficient	Area (ft²)	Volume (ft ³)	Volume (ft ³)	(ft ³)
EX	Landscaping	0.70	20,383	3,567		
	Building	0.95	25,521	6,061		
	Pavement	0.90	166,853	37,542		
			212,757	47,170	439,956	392,786

(BASIN EX IS SOUTH OF MARKET STREET)



GD3 11 OF 31 SHEETS

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1001 WEST SOUTHERN AND ASSOCIATES, INC.

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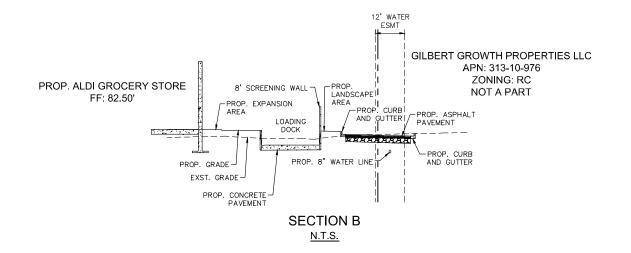


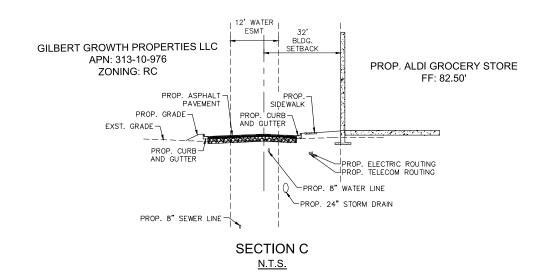
ECOS ROAD DRAINAGE PLAN

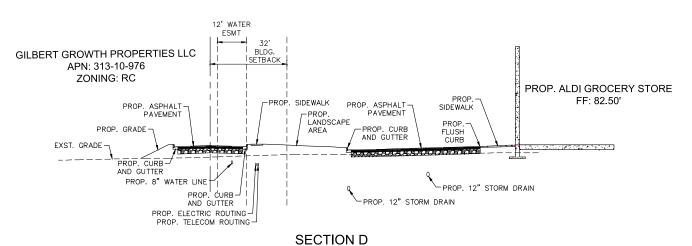
1801 E. PECOS ROAL GRADING AND DRAINAGE

PROJECT No. 291162013
SCALE (H): 1": 20'
SCALE (V): NONE
DRAWN BY: TAF
DESIGN BY: BMW
CHECK BY: STM









<u>N.T.S.</u>

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Kimley >> Horn
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ALDI Inc. 5080 N. 40th St., Ste. 335 Phoenix, AZ 85018 (407) 888-8931

1801 E. PECOS ROAD CROSS SECTIONS GILBERT, ARIZONA

PROJECT No. 291162013 SCALE (H): 1": 20' SCALE (V): NONE

DRAWN BY: TAF DESIGN BY: BMW CHECK BY: STM

DATE: 11/05/2018

GD4 12 OF 31 SHEET

DR18-151 ALDI Grocery Store December 5, 2018 Attachment 7: Colors and Materials

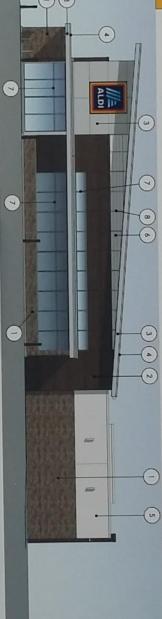


ALDI - Exterior Finishes





Gilbert, AZ Pecos & Market





SPEC BRICK - GARDNER BLEND OBERFIELDS



FIBER CEMENT PANELS NICHIHA 2



VINTAGE WOOD - BARK





DRYVIT SYSTEMS
SANDPEBBLE FINE - DOVER SKY

TRANSLUCENT WALL PANEL

KALWALL CRYSTAL

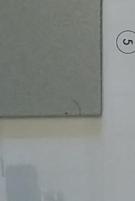


UNACLAD METAL PNL - SILVER METALLIC

5

FIRESTONE

METAL COPING



STOREFRONT FRAMING KAWNEER

TRIFAB VERSAGLAZE - #14 CLEAR



TRANSLUCENT WALL PNL FRAMING
KALWALL **ALUMINUM #79**



		EXTERIOR FIN	NISH SCHEDULE
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
Al	PREFINISHED METAL COPING	A1-SILVER - AT HIGH ROOF & CANOPY A1a - SIERRA TAN - AT BRICK A1b - AGED BRONZE - AT NICHIHA TOWERS A1c-GRANITE - AT EIFS	SEE SPECIFICATIONS APPENDIX 'B'
A2)	SPEC-BRICK CONCRETE MASONRY VENEER	4 x 4 x 16 GARDNER BLEND W/ HOLCIM "SANDBEIGE" MORTAR	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3)	PREFINISHED ALUM. SILL	BRIGHT SILVER	
A4)	ALUMINUM STOREFRONT - FRONT SET GLAZING	ANODIZED ALUM.	SHADED WINDOWS ARE SPANDREL RE: DWG, A602
Ā5)	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATION APPENDIX 'B'
A6)	METAL SOFFIT PANELS	SOLID PANELS - BRIGHT SILVER	RE: DWG. A301-A304
<u>A7)</u>	EXTERIOR PAINT	PT-19 / CL-9	RE: DWG. A603
Ã8)	TRANSLUCENT FIBERGLASS SANDWICH WALL PANEL SYSTEM	FRAMES MATCH WINDOWS (ALUMINUM #79) EXT. FACE: CRYSTAL, INTERIOR FACE: WHITE	
<u>A</u> 9)	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10)	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITION, INFO. ALL INCLUDED TRIM (H; 'J', 'L', CORNER, ETC) TO MATCH FCP
<u>(11)</u>	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12)	BLRD-4	STAINLESS STEEL	RE: DWG A603
A13)	OVERFLOW SCUPPER	PT-19/CL-9	RE: DWG A2/A507
A14)	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15)	CART STARTER POST	GALVANIZED	
A16)	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND	PROVIDE BRICK BEHIND DOCK SEAL
A17)	MASONRY CONTROL JOINT	BUMPERS - FACTORY FINISH - BLACK	MAX 30' OC RE: DWG. A504, A505
A18)	ROOF MOUNTED MECHANICAL EQUIPMENT		RE: DWG A121
A19)	ARCHITECTURAL CAST STONE CAP	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION
\simeq			7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A20)	ALDI TOWER SIGN	BY SIGN VENDOR	SEE DETAIL C1/A504
A21)	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22)	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23)	FIBER CEMENT PANEL CORNER TRIM	FINISH TO MATCH PANELS	TYPICAL ON ALL OUTSIDE CORNERS
A24)	FIBER CEMENT PANEL VERTICAL JOINT		
A25)	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	
A26)	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC, SPLASH BLOCK
A27)	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28)	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO
A29)	DRYVIT SYSTEMS, INC EXTERIOR INSULATION FINISH SYSTEM	SANDPEBBLE FINE DPR COLOR #104 DOVER SKY	SEE SPEC FOR ADDITIONAL INFO
A30)	DUMPSTER ENCLOSURE		RE. DWG A507
A31)	NOT USED		
A32)	ALDI SECONDARY SIGN		
<u>EI)</u>	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
<u>E2</u>	WALL SCONCE	FACTORY FINISH	MOUNT @ 16'-2" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	FUSED DISCONNECT	FACTORY FINISH	SEE ELECTRICAL DWGS
E4)	SWITCHGEAR EQUIPMENT	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6)	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7)	SOLAR DISCONNECT	FACTORY FINISH	SEE SOLAR DWGS
ĒB)	GENERATOR QUICK CONNECT		
7	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
72)	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
PI)	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
$\overline{}$	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P2)			

Issued:							
Issued for Bid							
	11/06/18						
	Date:						
Seal							

Jamie Wheatcraft PROJECT LEAD

Greg Cruz

PROJECT DESIGNER

Copyright 2018
APD Engineering & Architecture, PLLC

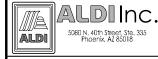
DO NOT SCALE PLANS

poying, Printing, Software and other processes required
these prints can stretch or strink the actual paper or
erefore, scaling of this drawing may be inaccurate. Cr
E&A with any need for additional dimensions or clarific



615 Fishers Run Victor, NY 14564

585.742.2222 585.924.4914.fax www.apd.com



ALDI Inc. Store #:165 Gilbert, AZ

E. Pecos Rd. & S. Market Street

Gilbert, AZ 85295

Maricopa County

Project Name & Location:

Exterior Elevation Material Schedule Drawing Name:

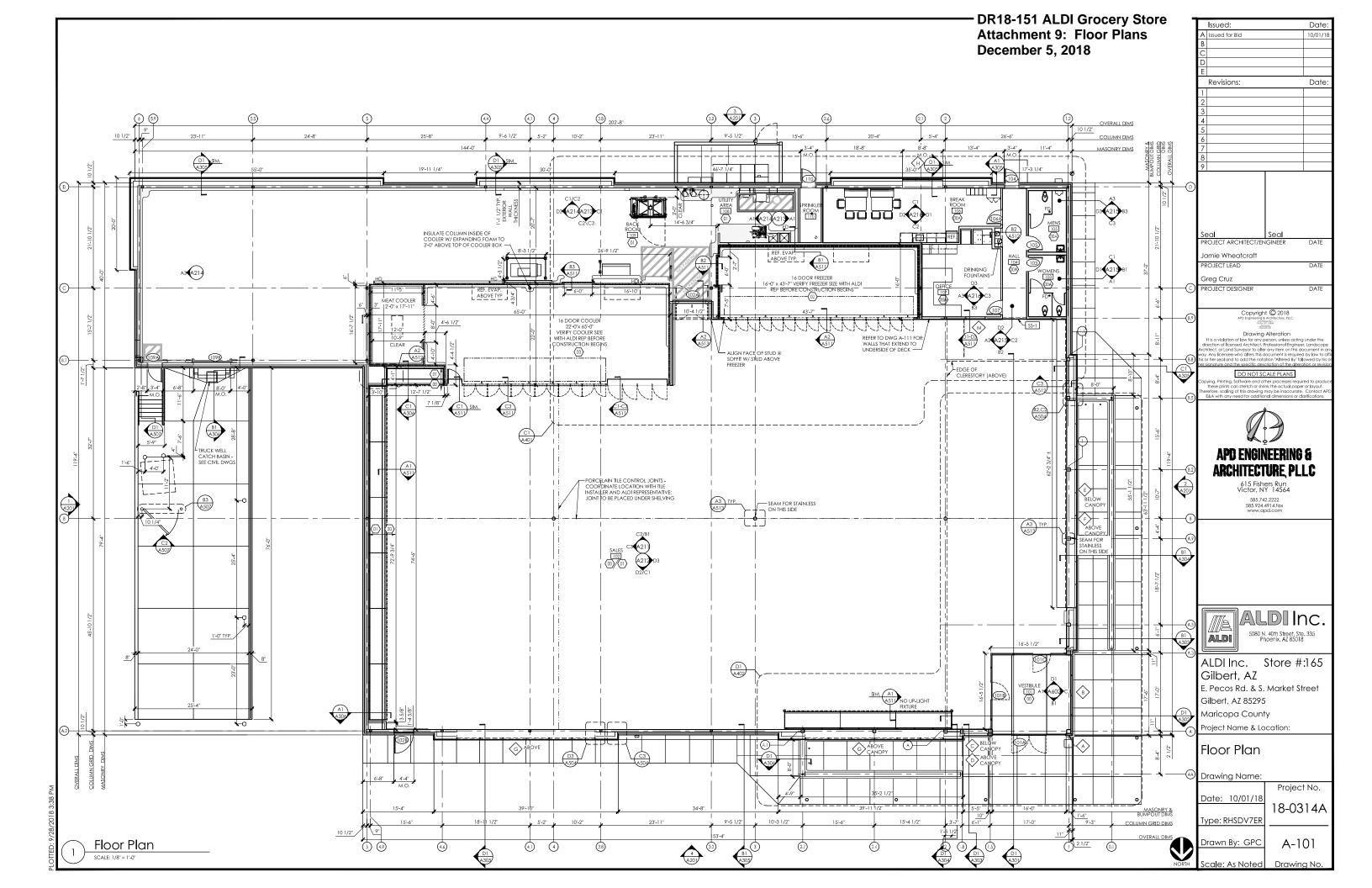
Date: 10/01/18

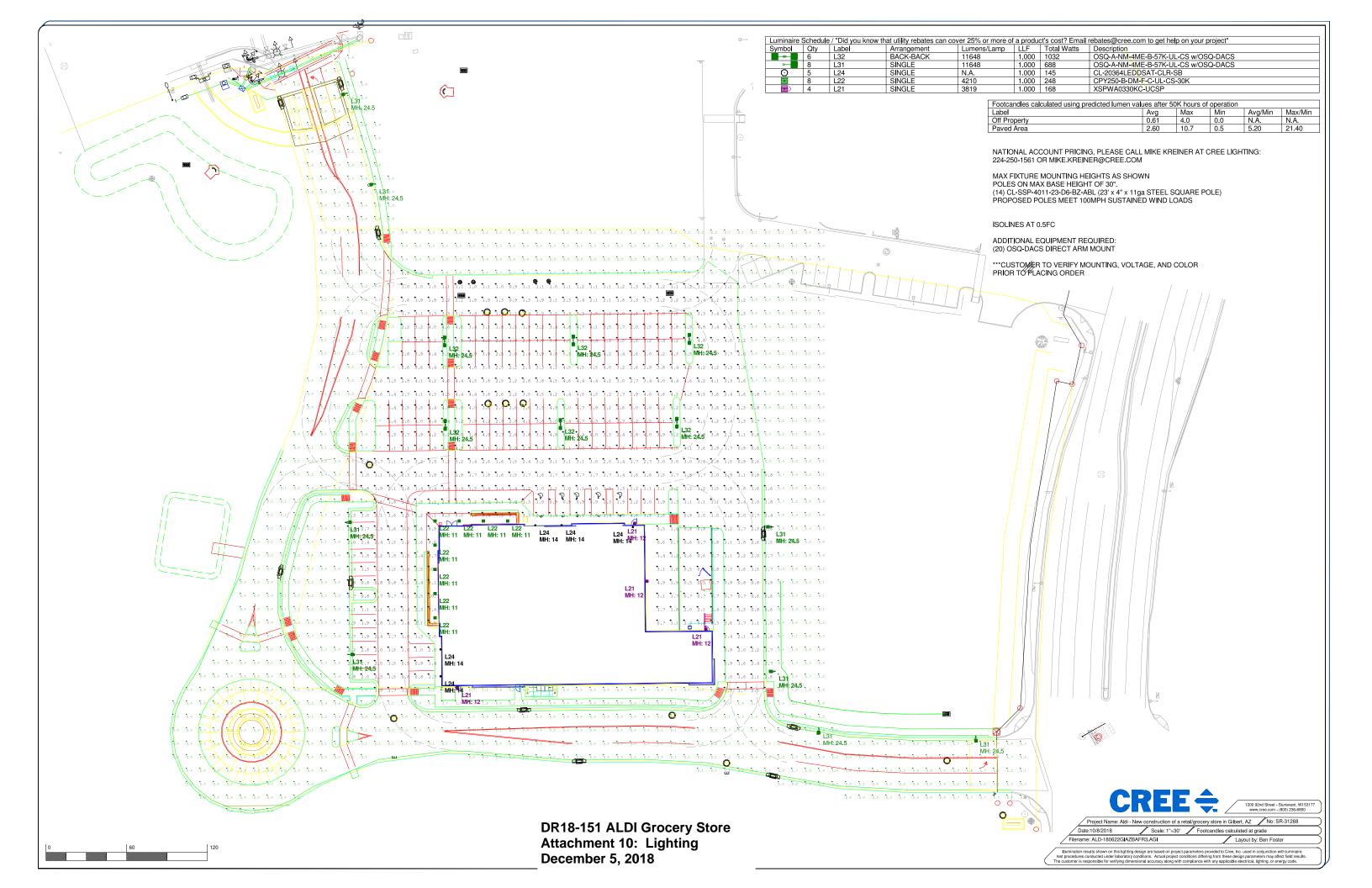
Project No. 18-0314A

Type: RHSDV7ER

A-202 Drawn By: GPC

Scale: As Noted





XSP Series

XSPW™ LED Wall Mount Luminaire

Product Description

The XSPW $^{\!\top\!\!M}$ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K); 4000K (+/- 300K); 5700K (+/- 500K)

 $\textbf{Limited Warranty}^{\dagger}\textbf{:}\ 10\ \text{years on luminaire}/10\ \text{years on Colorfast DeltaGuard}^{\circledcirc}\ \text{finish}$

*See http://lighting.cree.com/warranty for warranty terms

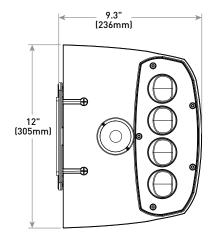
Accessories

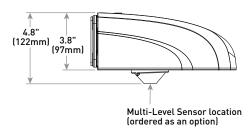
Field-Installed

Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square

- Covers holes left by incumbent wall packs







Weight
9.5 lbs. (4.3kg)

Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

XSPW	A	0	3	30K	С	U	CS	P
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	30K 3000K F 4000K M 5700K	C 42W G 25W	U Universal 120-277V 1 120V 2 208-277V 6* 347V	CS Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only - Available with U and 6 voltages only P Photocell - Not available with K option - Available with 1 or 2 voltages only

^{*} Available in Canada only. 347V utilizes magnetic step-down transformer. For input power for 347V, refer to the Electrical Data table



US: lighting.cree.com

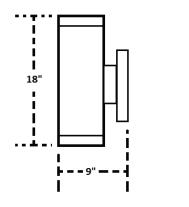


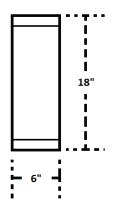




^{**} Must specify color

18" Cylinder LED Sconce Decorative Outdoor - Wall Mount





Performance Summary

Distribution: Uplight/Downlight

Initial Delivered Lumens: 2,400

Input Power: 29 watts

CRI: 90+ CRI

CCT: 3000K

Voltage: 120V, 60Hz Dimmable: Yes*

Finish: Satin

Frame Material: Metal

J-Box Type: 4X4 (standard)

Dimensions: 6.0"W X 18.0"H X 9.0"D

Compliance: ETL, Title 24, and wet location listed when used with top cover

Warranty: Contact factory for warranty information

*Recommended Dimmers: Lutron – CT-600P, CTCL-153P, MACL-153M, S-600P, S-603P, SCL-153P, TGCL-153P; Leviton – 6631, 6674, IPL06

Accessories

Field-Installed

Top Cover Lens (included with sconce)

Adapts up/down sconce for wet location use
 Heat and shatter resistance clear glass lens

Ordering Information

D	-	^	A		c	
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CL-20364LEDD-SAT-CLR-SB

OSQ Series

OSQ™ LED Area/Flood Luminaire - Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard[®] finish

+See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Backlight Shield	Hand-Held Remote
OSQ-BLSMF - Front facing optics OSQ-BLSMR - Rotated optics	XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

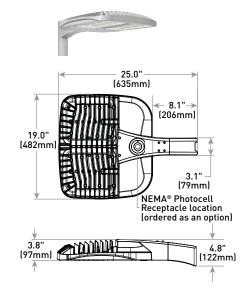
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately: Example: Mount: OSQ-AASV + Luminaire: OSQ-A-NM-2ME-B-40K-UL-CS

Mount (Luminaire must be ordered separately)*									
osa- DA	CS								
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: CS Sil								

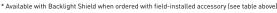
^{*} Reference EPA and pole configuration suitability data beginning on page 7

DA Mount



Weight	
26.5 lbs. (12kg)	

Luminai	re (Mount	must be o	rdered separately)				
osq	A	NM	4ME	В	57K	UL	CS	
Product	Version	Mounting	Optic	Input Power Designator	сст	Voltage	Color Options	Options
osa	A	NM No Mount	Asymmetric 2ME* 4ME* Type IV Medium 3ME* Type III Medium Symmetric 5ME 25D Type V 25° Medium Flood 5SH 40D Type V 40° Short Flood WSN 60D WSN 60D MSN 60D 15D 15° Flood Flood 15D 15° Flood Flood Flood 15D 15° Flood Flood Flood Flood 15D 15° Flood Floo	8 86W K 130W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze CS Silver WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator F Fuse - When code dictates fusing, use time delay fuse - Available for U.S. applications only Intended for downlight applications at 0° tilt Multi-Level - Refer to DML spec sheet for details - Available with UL voltage only Intended for downlight applications at 0° tilt PML Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, Up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others RL Rotate Left - LED and optic are rotated to the right













Rev. Date: V13 12/19/2017



Product Specifications

CONSTRUCTION & MATERIALS

- · Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount.
 Mounting adaptor is rugged die cast aluminum and mounts to 3-6"
 [76-152mm] square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) 0.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- Weight: 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- 10V Source Current: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- · Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- · RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT.
 Please refer to http://darksky.org/fsa/fsa-products/ for most current information

Electrical Data*										
		Total Current (A)								
Input Power Designator	System Watts 120-480V	120V	208V	240V	277V	347V	480V			
В	86	0.73	0.43	0.37	0.32	0.25	0.19			
К	130	1.09	0.65	0.56	0.49	0.38	0.28			

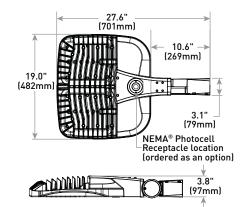
^{*} Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

OSQ Seri	OSQ Series Ambient Adjusted Lumen Maintenance ¹											
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected²/ Calculated³ LMF	100K hr Projected²/ Calculated³ LMF						
F°C (/1°F)	Asymmetric	1.04	1.04 1.00		0.913	0.873						
5°C (41°F)	Symmetric	1.05	1.04	1.03	1.03 ²	1.02 ²						
10°C	Asymmetric	1.03	0.99	0.94	0.90 ³	0.863						
(50°F)	Symmetric	1.04	1.03	1.02	1.01 ²	1.00 ²						
15°C	Asymmetric	1.02	0.98	0.93	0.893	0.863						
(59°F)	Symmetric	1.02	1.02	1.01	1.00 ²	0.992						
20°C	Asymmetric	1.01	0.97	0.93	0.893	0.853						
(68°F)	Symmetric	1.01	1.01	1.00	0.992	0.982						
25°C	Asymmetric	1.00	0.96	0.92	0.883	0.843						
(77°F)	Symmetric	1.00	0.99	0.98	0.982	0.972						

¹Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors ²In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are

AA Mount





Weight26.5 lbs. [12ka]

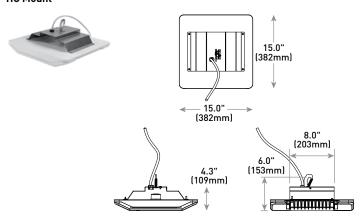


² In accordance with LESNA TM-21-11, Projected Values represent interpolated value based on time durations that an within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the neckaned LED chin)

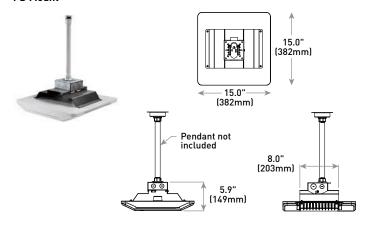
packaged LED chip]

In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)

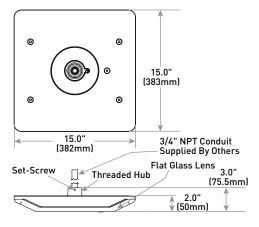
HC Mount



PD Mount



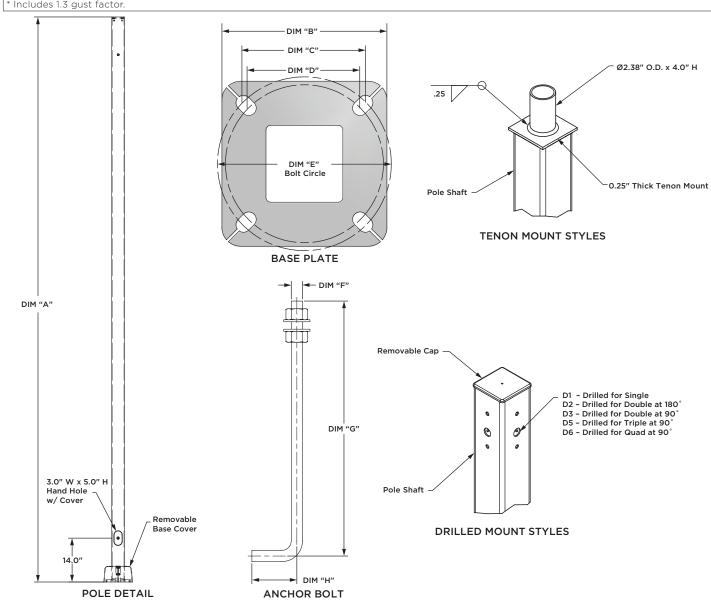
PD Mount w/HZ Option



Square Steel Poles

CL-SSP Series

	POLE DATA															
	DIMENSIONS												EPA/WINDLOADING (sq. ft.)			
Pole Selection	Pole Size	Pole Gage	DIM "A" Pole Height	DIM "B" Base Plate	DIM "C" Min. Bolt Pattern	DIM "D" Max. Bolt Pattern	DIM "E" Bolt Circle	DIM "F" Anchor Bolt Diameter	DIM "G" Anchor Bolt Height	DIM "H" Anchor Bolt Width	80*	90*	100*	120*		
CL-SSP-4011-18	4"	11ga.	18'	8" SQ.	5.66"	6.36"	ø8.5"	0.75"	17"	3"	11.1	9.0	7.2.	5.1		
CL-SSP-4011-20	4"	11ga.	20'	8" SQ.	5.66"	6.36"	ø8.5"	0.75"	17"	3"	9.0	7.3	5.9	4.2		
CL-SSP-4011-25	4"	11ga.	25′	8" SQ.	5.66"	6.36"	ø8.5"	0.75"	17"	3"	4.1	3.3	2.6	1.8.		
CL-SSP-4007-25	4"	7ga.	25′	8" SQ.	5.66"	6.36"	ø8.5"	0.75"	17"	3"	9.7	7.8	6.3	4.5		
CL-SSP-5011-25	5"	11ga.	25′	11" SQ.	7.43"	8.13"	ø10.5-11.5"	0.75"	17"	3"	8.5	6.9	5.6	4.0		
CL-SSP-5007-25	5"	7ga.	25′	11" SQ.	7.43"	8.13"	ø10.5-11.5"	1"	37"	4"	17.5	14.2	11.4	8.1		
CL-SSP-5011-26	5"	11ga.	26′	11" SQ.	7.43"	8.13"	ø10.5-11.5"	0.75"	17"	3"	4.8	3.9	3.1	2.2		
CL-SSP-5007-28	5"	7ga.	28′	11" SQ.	7.43"	8.13"	ø10.5-11.5"	1"	37"	4"	11.4	9.2	7.4	5.3		
CL-SSP-5007-30	5"	7ga.	30'	11" SQ.	7.43"	8.13"	ø10.5-11.5"	1"	37"	4"	10.6	8.6	6.9	4.9		
* Includes 1.3 quist factor																



Type: CL-SSP-4011-25-D6-PS

CATALOG #

CL-SSP

SIZE/GAUGE

4011 - 4" Square/11ga

(available on 18', 20' and 25' poles)

4007 - 4" Square/7ga

(available on 25' and 30' poles)

5011 - 5" Square/11ga

(available on 25', 26' poles)

5007 - 5" Square/7ga

(available on 25', 28' and 30' poles)

HEIGHT

18 - 18'

20 - 20′

25 - 25′

26 - 26′

28 - 28'

30 - 30'

MOUNTING

OT - Open Top

TT - Tenon Top

D1 - Drilled for Single

D2 - Drilled for Double at 180°

D3 - Drilled for Double at 90°

D5 - Drilled for Triple at 90°

D6 - Drilled for Quad at 90°

FINISH

Polyester Powder Coat Finish

BZ - Bronze

SV - Silver

BK - Black

WH - White

PS - Platinum Silver

SHAFT

- ASTM A-500 Grade B carbon steel
- Minimum 46,000 P.S.I. yield strength
- Drilled top includes removable cap
- Tenon top includes 2-3/8" O.D. x 4.0" H x .25" Thick tenon

BASE PLATE

- ASTM A-36 hot rolled carbon steel
- Minimum 36,000 P.S.I. yield strength
- Removable Base Cover
- 8.0" Square Base Plate (4" Poles)
- 11.0" Square Base Plate (5" Poles)
- 0.75" Thick Base Plate (11ga. Poles)
- 0.75" Thick Base Plate (7ga. 4" Poles)
 1.0" Thick Base Plate (7ga. 5" Poles)
- Ø8.5" Bolt Circle (4" Poles)
- Ø10.5-11.5" Bolt Circle (5" Poles)
- 1.0" Bolt Holes (11ga. Poles)
- 1.25" Bolt Holes (7ga. Poles)
- 5.66" 6.36" Bolt Pattern Measurement (4" poles)
- 7.43" 8.13" Bolt Pattern Measurement (5" Poles)

ANCHOR BOLTS

- F1554 Grade
- Minimum 55,000 P.S.I. yield strength
- Fully galvanized
- 17.0" L x 0.75" Dia. J Bolts (11ga. Poles)
- 37.0" L x 1.0" Dia. J Bolts (7ga. Poles)
- Includes two hex nuts and two flat washers

HAND HOLE

- 3.0" x 5.0" Hand Hole w/ Cover
- Located 14.0" above base

ACCESSORIES

Templates

CS006S05 (4"/11ga Poles) CS006S06 (5"/11ga Poles) CS006S07 (5"/7ga Poles)

Anchor Bolts

CZ066X01R0 (11ga Poles) CZ066X03R0 (7ga Poles)

WARRANTY

One-year limited warranty. Certain exclusions apply. For details, contact factory.

Context Photos of Adjacent Developments



UNISON BANK

Located directly north of the subject site within Val Vista Square.







WinCo Foods

Located directly east of the subject site across Market Street.

